UNOFFICIAL COPY

TAX DEED - ANNUAL TAX SALE STATE OF ILLINOIS)
) SS COUNTY OF COOK)
No.: 04098 Y
Case Number: 2019COTD002755
Preparer's Information (Name & Address:
Carter Legal Group, P.C.
225 W. Washing on St., Ste. 1130
Chicago, Il. 60606
TAX DEED PURSUANT TO §35 ILCS 200/22.
At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held i



Doc# 2202615032 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/26/2022 01:54 PM PG: 1 OF 3

Tax Deeds and Procedures

in Cook County on: April 3, 2017 the County Collector sold the real property identified by the Property Identification Number of: 28-36-116-003-0000 and the ATTACHED legal Description, and Commonly Referred to Address of: 17600 Balmoral Lane Hazel Crest , II 60429. And the real p operty not having been redeemed from the sale, and it appearing that the holder of the Certificate of Purchase of said real property has complied with the laws of the State of Illinois, necessary to entitle her, him or it, to a Deed of said real property, as found and ordered by the Circuit Court of Cook County in Case Number: 2019COTD002755:

Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of Cook, ir, the State of Illinois, with an office located at 118 North Clark Street, Room 434, in Chicago, Illinois 60602, in consideration of the premises and by virtue of the compiled statutes of the State of Illinois in such cases provided, grant and convey to the GRANTEE(S): Longstreet Capital Funding LLOwhich has/have a residence of: 1953 N. Clybourn Ave. #R-124, Chicago, IL 60614 and to his, hers, its or their heirs, successors and assigns FOREVER, the above-referenced real estate, as described.

Finally, the following provision of the Compiled Statutes of the State of Illinois, §35 ILCS 200/22-85, is recited, as required by law:

"Unless the holder of the certificate purchased at any tax sale under this Code takes out the deed in the time provided by law, and records the same within one year from and after the time for redemption expires, the certificate or deed, and the sale on which it is based, shall, after the expiration of the one year period, be absolutely void with no right to reimbursement. If the holder of the certificate is prevented from obtaining a deed by injunction or order of any court or the refusal or inability of any court to act upon the application for a tax deed, or by the refusal of the clerk to execute the same deed, the time her or she is so prevented shall be excluded from computation of the one year period."

Given under my hand and seal, this	ich	day of	november	, in the year	2021
OFFICIAL SEAL OF COOK COUNTY:		_ • _		, , ,	

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KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

LOT 46 IN CARRIAGE HILLS	SUBDIVISION PHAS	SE 2, BEING A S	UBDIVISION IN
THE WEST 1/2 OF THE NORT	HWEST 1/4 OF SEC	TION 36, TOWNS	SHIP 36 NORTH,
RANGE 13 EAST OF THE			
	ILLINOIS.		
<u> </u>		;	. :
C _C			+

No.

04098

MAIL FUTURE TAX BILLS TO:

Longstreet Capital Funding LLC 1953 N. Clybourn Ave. #R-124 Chicago, IL 6061

EXEMPTION LANGUAGE:

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). Collector's Annual Tax Sale is EXEMPT from all Real Estate Transfer Taxes pursuant to the Illinois Real Estate Transfer Tax Law §35 ILCS 200/31-45, subparagraph F, and Cook County Ordinance §93-0-27, paragraph F. Please sign and date below to attest to this claim on behalf of the submitter of the foregoing conveyance

Printed Name (Above)

Signature (Above)

PLEASE AFFIX MUNICIPAL TRANSFER TAX STAMPS BELOW AS NECESSARY (OR ATTACH AS A SEPARATE PAGE)

REAL ESTATE	TRANSFER	TAX	26-Jan-2022
-	-	COUNTY:	0.00
		ILLINOIS:	0.00
	3	TOTAL:	0.00
28-36-116-	-003-0000	20220101608837 0	954-237-328

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2/1

SIGNATURE

GRANTOR NOTARY SEC ['ON: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and swan o before me, Name of Notary Public:

By the said (Name of Grantor): Karen A. Yarbrough

On this date of:

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW JOVANNIE R JORDAN Official Seal Notary Public - State of Illinois My Commission Expires Mar 21, 2022

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an ininois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 20 🗸

SIGNATURE:

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee):

On this date of:

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL BRITTANY BANALES **NOTARY PUBLIC - STATE OF ILLINOIS** MY COMMISSION EXPIRES:08/26/24

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10.17.2016