

# UNOFFICIAL COPY



Doc# 2204815005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2022 10:44 AM PG: 1 OF 3

Sheriff's Sale No. 210029

(The above Space for Recorder's Use Only)

**THE GRANTOR**, Sheriff of Cook County, Illinois, pursuant to and under the authority conferred by the provisions of a judgment entered by the Circuit Court of Cook County, Illinois on August 18, 2021, in Case No. 2019CH07975, entitled THE BUDMAN BUILDING, LLC, an Illinois limited liability company, Plaintiff, v. NICHOLAS D. TAYLOR, individually, THE NICHOLAS FOUNDATION, NFP, an Illinois not-for-profit, QUEEN B CONSTRUCTION AND REHAB, INC., an Illinois corp., and UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, Defendants, and pursuant to which the land hereinafter described was sold at public sale by said grantor on November 20, 2021, from which sale no redemption has been made as provided by statute, hereby conveys to THE BUDMAN BUILDING, LLC, an Illinois limited liability company, the holder of the Certificate of Sale, the following described real estate situated on the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 42 IN BLOCK 8 IN 12TH STREET LAND ASSOCIATION SUBDIVISION IN THE SOUTH EAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



The common address or location of the mortgaged premises is: 4014 W. Grenshaw Street, Chicago IL 60624


Permanent Real Estate Index Number: 16-15-424-035-0000

DATED this date: February 14<sup>th</sup>, 2022.

**THOMAS DART (SEAL)**

By: Sgt Dan R 1150  
Deputy Sheriff of Cook County, Illinois

REAL ESTATE TRANSFER TAX		17-Feb-2022	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
16-15-424-035-0000		20220201627739   1-942-415-760	

REAL ESTATE TRANSFER TAX		17-Feb-2022	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
16-15-424-035-0000		20220201627739   1-233-283-472	

\* Total does not include any applicable penalty or interest due.


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State of Illinois        )  
                                   )  
 County of Cook        )

ss

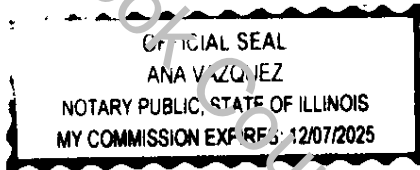
I, the undersigned, a Notary Public in and for said County, State aforesaid, DO HEREBY CERTIFY that Darren Ryzyn, personally known to me to be the same person whose name, as Deputy Sheriff of Cook County, Illinois, is subscribed on the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act as such Deputy Sheriff, for the uses and purposes therein set forth.

Given under my hand and official seal,  
 This 14 day of February, 2022  
 My commission expires December, 2025,

  
 \_\_\_\_\_  
 Notary Public

IMPRESS SEAL HERE

For statistical purposes only:



ADDRESS OF PROPERTY: 4014 W Grenshaw Street, Chicago IL 60624

**AFTER RECORDING MAIL TO:**

Stone Pogrud & Korey LLC  
 Attn: Patrick T. Joy  
 (pjoy@spklaw.com)  
 1 E. Wacker Dr. Ste. 2610  
 Chicago, IL 60601

**ADDRESS OF GRANTEE:**

The Budman Building, LLC  
 2023 W. Pierce Ave.  
 Chicago IL 60622

**EXEMPT UNDER PROVISIONS OF PARAGRAPH L, SECTION 4, REAL ESTATE TRANSFER TAX ACT.**

**GRANTOR/GRANTEE/REPRESENTATIVE**

# UNOFFICIAL COPY

## 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 | 16 | 2022

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

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

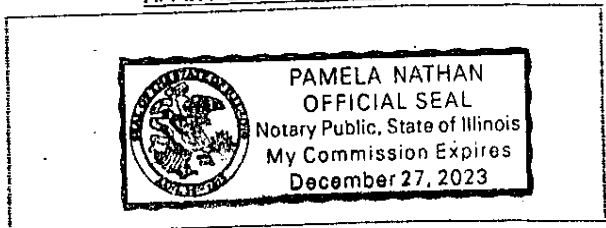
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): PATRICK JOY

On this date of: 02 | 16 | 2022

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### 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 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 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: 2 | 16 | 2022

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

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

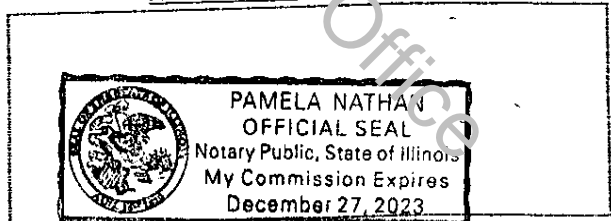
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): PATRICK JOY

On this date of: 02 | 16 | 2022

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW



### 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

STATE OF Illinois provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)  
COUNTY OF COOK

rev. on 10.17.2016

The foregoing instrument was acknowledged before me this 16 day of Feb, 2022 by Patrick Joy

Notary Public's Signature: \_\_\_\_\_ Notary Name: Pamela Nathan  
My Commission Expires: 12/27/2023