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TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

No.: 04185 Y

Case Number: 2020COTD003611

Preparer's Information (Name & Address):

Law Offices of Heather Ottenfeld, PC

180 West Washington Street, Suite 810

Chicago, Illinois 60602



22074330163

Doc# 2207433016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2022 12:00 PM PG: 1 OF 4

TAX DEED PURSUANT TO §35 ILCS 200/22. Tax Deeds and Procedures

At a PUBLIC SALE OF REAL ESTATE or the NON-PAYMENT OF TAXES held in Cook County on: May 8, 2018, the County Collector sold the real property identified by the Property Identification Number of: 13-12-218-050-1011 and the ATTACHED legal Description, and Commonly Referred to Address of: 2400 West Balmoral Avenue, Unit 2E Chicago, IL 60625. And the real property, 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: 2020COTD003611;

Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of Cook, in 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): TL6 IL2, LLC which has/have a residence of: 2400 West Balmoral Avenue, Unit 2E, Chicago, Illinois 60625 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 26TH day of January, in the year 2022,
OFFICIAL SEAL OF COOK COUNTY:


KAREN A. YARBROUGH, COOK COUNTY CLERK

Clerk of Cook County

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ANNUAL TAX SALE DEED

KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

SEE ATTACHED LEGAL DESCRIPTION

TAX DEED NUMBER:

No. 04185 Y

MAIL FUTURE TAX BILLS TO:

TL6 IL2, LLC

2400 West Balmoral Avenue, Unit 2E

Chicago, Illinois 60625

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 instrument.

Printed Name (Above)

Signature (Above)

Date Signed (Above)

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

REAL ESTATE TRANSFER TAX 15-Mar-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

13-12-218-050-1011 | 20220301651479 | 0-318-436-752

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX 15-Mar-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-12-218-050-1011 | 20220301651479 | 0-758-936-976

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Legal Description

The following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

Parcel 1: Unit 2400-2E in the Balmoral Courts Condominiums, as delineated on a Survey of the following described property: That part of the South 1/2 of Lot 3 (except that part of said lot falling in John Gulnand's Subdivision and also except that part condemned for Widening Western Avenue) in Assessor's Division of the South East 1/4 of the North East 1/4 of the North East 1/4 and the North East 1/4 of the South East 1/4 of the North East 1/4 of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. Lying East of the East Line of the North and South alley which adjoins said premises to the North thereof extended South, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded in the office of the recorder of deeds of Cook County, Illinois as Document No. 0708915043, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois. Parcel 2: The exclusive right to use Parking Space P-5 and Storage Space S-11, limited common elements as delineated on the survey attached to the declaration aforesaid recorded as Document 0708915043.

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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: 02 | 18 | 20 22

SIGNATURE: [Signature]
GRANTOR or AGENT

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

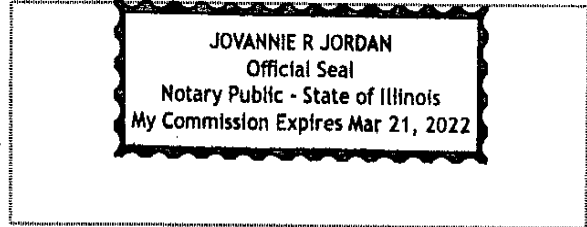
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 02 | 18 | 20 22

NOTARY SIGNATURE: [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: 3 | 4 | 20 22

SIGNATURE: [Signature]
GRANTEE or AGENT

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

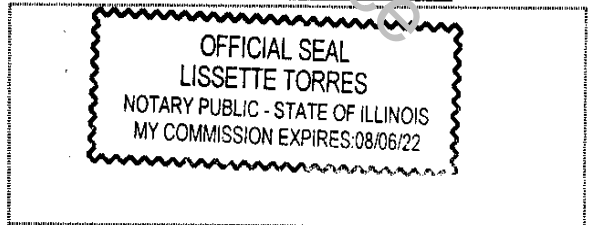
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Heather Ottenfeld

On this date of: 3 | 4 | 20 22

NOTARY SIGNATURE: [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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)