UNOFFICIAL COMM

TAX DEED - ANNUAL TAX SA	ALE
STATE OF ILLINOIS)) SS
COUNTY OF COOK)

UPOI/ No.:

Case Number: 2021 COT D001230

Preparer's Information (Name & Address:

STEVEN E. FRIEDMAN, ESQ.

111 W. WASHINGTON ST., #1440

CHICAGO. (1) 60602

Doc# 2209857015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/08/2022 10:28 AM PG: 1 OF 3

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

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in Cook County on: MAY 6, 2019 the County Collector sold the real property identified by the Property Identification Number of: 31-10-200-089-1092. and the ATTACHED legal Description, and Commonly Referred to Address of: 19151 PINE DR., UNIT 108, COUNTRY CLUB HILLS, II 60478. 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:

2021COTD001230

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): HAMMEKHEAD DEVELOPMENT, LLC which has/have a residence of: 200 N DEARBORN ST., SUITE 804, CHICAGO, IL 60601 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 _	154h day of	Karch	in the year 2022	
OFFICIAL SEAL OF COOK COUNTY				_



Clerk of Cook County

UNOFFICIAL COPY

ANNUAL TAX SALE DEED

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

UNIT 108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS
IN TIERRA GRAND COURTS CONDOMINIUM NO. 1 AS DELINEATED AND DEFINED
IN THE DECLARATION RECORDED AS DOCUMENT NO. 22260451, AS AMENDED,
OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

TAX	DEED	NUM	BER:

No. 04317

MAIL FUTURE TAX BILLS TO:

200 N DEARBORN ST., SUITE 804
CHICAGO, IL 60601

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 Please sign and date below to attest to this claim on behalf of the submitter of the foregoing conveyance

instrument.<

Steven Friedmon

Signature (Above)

Date Signed (Above)

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

2209857015 Page: 3 of 3

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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 paws of the State of Illinois.

DATED: Mar. 24 , 2022

SIGNATURE: 9

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

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

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

On this date of: 244h

NOTARY SIGNATURE: (

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL JOVANNIE R JORDAN **NOTARY PUBLIC, STATE OF ILLINOIS** MY COMMISSION EXPIRES: 3/21/2026

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 Pinois, 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:

SIGNATURES

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):

On this date of:

NOTARY SIGNATURE

AFFIX NOTAPY STAMP BELOW

ARTURO ZAVALA OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires November 05, 2025

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