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TAX DEED - ANNUAL TAX SALE	
STATE OF ILLINOIS)) SS COUNTY OF COOK)	*2212513632D*
No.: 0 4 2 3 9	Doc# 2212513032 Fee \$88.00
Case Number: 2020COTD0004395	RHSP FEE:\$9.00 RPRF FEE: \$1.00 Karen a. Yarbrough
Preparer's Information (Name'& Address:	COOK COUNTY CLERK
Carter Legal Group, P.C.	DATE: 05/05/2022 01:00 PM PG: 1 OF 4
225 W. Washington St., Ste. 1130	· · · · · · · · · · · · · · · · · · ·
Chicago, I'. 50606	
TAX DEED PURSOANT TO §35 ILCS 2	00/22. Tax Deeds and Procedures
At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TA	XES held in Cook County on: May 4, 2018
the County Collector sold the real property identified by the Property Identified by	entification Number of: <u>12-28-427-030-0000</u>
and the ATTACHED legal Description, and Commonly Referred to A	ddress of: 2540 Rose Street
Franklin Park , II 60131. And the real p operty not havi	ng been redeemed from the sale, and it appearing that the
holder of the Certificate of Purchase of said real property has complied to	
him or it, to a Deed of said real property, as found and ordered by the \$\frac{2020COTD0004395}{2020COTD0004395};	recuit Court of Cook County in Case Number: stamp processed pursuant to section 7-107.4 (2) of the Franking Park (2) of the processed pursuant to one operating and world documents.
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 consider	G-64
the State of Illinois in such cases provided, grant and convey to the GF	ANTEE(S):Cricago Assets, LLC which
has/have a residence of: 1507 East 53rd St., Ste 193,	Chicago, IL 60615
and to his, hers, its or their heirs, successors and assigns FOREVER, the	e above-referenced real estato, as described.
Finally, the following provision of the Compiled Statutes of the State of II	linois, §35 ILCS 200/22-85, is recited, at required by law:
"Unless the holder of the certificate purchased at any tax sale under this records the same within one year from and after the time for redemption based, shall, after the expiration of the one year period, be absolutely vois prevented from obtaining a deed by injunction or order of any court or for a tax deed, or by the refusal of the clerk to execute the same deed, the computation of the one year period."	expires, the certificate or deed, and the sale on which it is old with no right to reimbursement. If the holder of the certificate the refusal or inability of any court to act upon the application he time her or she is so prevented shall be excluded from
Given under my hand and seal, this day of of	February, in the year 2022

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):
LEGAL DESCRIPTION ATTACHED.
O _F
TAX DEED NUMBER:
No. 04239 Y
140.
MAIL FUTURE A BILLS TO
Chicago Assets, LLC 1507 East 53rd St., Ste 193
Chicago, IL 60615
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

Etic Wudtke
Printed Name (Above)

Signature (Above)

3/3/2022 Date Signed (Above)

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

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.

REAL ESTAT	E TRANSFER	TAX	05-May-2022
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
12-28-427	7-030-0000	20220501605826	0-321-435-536



LEGAL DESCRIPTION:

PARCEL 1: THE EAST 18.50 FEET OF THE WEST 104.0 FEET OF THE NORTH 46.75 FEET OF THE SOUTH 140.25 FEET OF LOT 1 IN LESLIE J. SMITH AND ASSOCIATES RESUBDIVISION OF PART OF NAPLE'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 1A: THE WEST 10 FEET OF THE EAST 30 FEET OF THE NORTH 31.16 FEET OF THE SOUTH 124.66 FEET OF LOT 1 IN LESLIE J. SMITH AND ASSOCIATES RESUBDIVISION OF PART OF NAPLE'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERE TO ATTACHED DATED JUNE 27, 1960 AND RECORDED JULY 1, 1960 AS DOCUMENT NO. 17897799 MADE BY THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1960 AND KNOWN AS TRUST NUMBER 9553 AND AS CREATED BY THE MORTGAGE PROM THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1960 AND KNOWN AS TRUST NUMBER 9553 TO ECONOMY SAVINGS AND COAN ASSOCIATION CORPORATION OF ILLINOIS DATED JULY 6, 1960 AND RECORDED JULY 26, 1960 AS DOCUMENT NO. 17917699 AND AS CREATED BY THE DEED FROM THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1960 AND AS KNOWN AS TRUST NUMBER 9553 TO TROSTRUD MOSAIC AND TILE COMPANY DATED APRIL 22, 1963 AND RECORDED APRIL 28, 1964 AS DOCUMENT NO. 19111975 AND RE-RECORDED AS DOCUMENT NO. 19126070 DATED APRIL 22, 1963 AND RECORDED MAY 13, 1964, IN COOK COUNTY, ILLINOIS.

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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

NOTARY SIGNATURE:

• < 1 1

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: /// SIGNATURE: GRANTOR NOTARY SEC ['ON: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Subscribed and sworn o before me, Name of Notary Public: By the said (Name of Grantor): Karen A. Yarbrough AFFIX NOTARY STAMP BELOW JOVANNIE R JORDAN On this date of: Official Seal Notary Public - State of Illinois NOTARY SIGNATURE! My Commission Expires Mar 21, 202: **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: SIGNATURE: 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: Brittani By the said (Name of Grantee): AFFIX NOTARY STAMP BELOW On this date of:

CRIMINAL LIABILITY NOTICE

OFFICIAL SEAL

BRITTANY BANALES

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