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TAX DEED -- ANNUAL TAX SALE STATE OF ILLINOIS ISS COUNTY OF COOK Doc# 2214715041 Fee \$88.00 04587 No.: RHSP FEE:\$9.00 RPRF FEE: \$1.00 Case Number: 2020COTD005103 KAREN A. YARBROUGH COOK COUNTY CLERK DATE: 05/27/2022 03:54 PM PG: 1 OF 3 Preparer's Information (Name & Address: Skalnik Legal Services 1018 West Madison Street Chicago, IL 60607 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 7, 2018 the County Collector sold the real property identified by the **Property Identification Number of**: 20-11-114-048-0000 and the ATTACHED legal Description, and Community Referred to Address of: ____5037 S DREXEL BLVD, UNIT D __, Chicago, II 60615. 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: 2020COTD005103: 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): _____Clicago Assets LLC ____ which has/have a residence of: 1507 East 53rd Street, Suite 193, Chicago, Illinois 60615 and to his, hers, its or their heirs, successors and assigns FOREVER, the above-referenced real estate, as disscribed. 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." day of ________ Given under my hand and seal, this OFFICIAL SEAL OF COOK COUNTY:

KAREN A. YARBROUGH, COOK COUNTY

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):

PARCEL I: THE EAST 13 FEET 10 INCHES OF THE WEST 74 FEET 11 INCHES OF THE SOUTH 50 FEET OF LOT 2 IN M. M. WALKER 'S SUBDIVISION OF LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 8 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS.

PARCEL II: THE SOUTH 9 FEET OF THE NORTH 13 FEET OF THE EAST 20 FEET OF LOT 2 IN M. M. WALKER'S SUBDIVISION, AS FORESAID.

TAXDEED NUMBER:

04587

No.

MAIL FUTURE TAX BILLS TO:

Chicago Assets LLC

1507 East 53rd Street, Suite 193

Chicago, Illinois 606

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

Addyy Montenegro

instrument.

4/14/2022

Date Signed (Above)

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

REAL ESTATE TRANSFER TAX		27-May-2022
A COLOR	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
		1 4 600 074 000

20-11-114-048-0000 | 20220501630427 | 1-029-374-032

Total does not include any applicable penalty or interest due.

AL ESTATE TRA	ANSFER TAX		27-May-2022
	-	COUNTY:	0.00
		ILLINOIS:	0.00
	37 /	TOTAL:	0.00

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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:

SIGNATURE:

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

Subscribed and ov on to before me, Name of Notary Public:

By the said (Name of Grantor) Karen A

On this date of:

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 llingin, 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 24

SIGNATURE

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses in J

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

By the said (Name of Grantee)

AFFIX NOTARY STAMP BELOW

On this date of:

NOTARY SIGNATURE

ADDYY MONTENEGRO OFFICIAL SEAL

Notary Public - State of Illinois My Commission Expires Sep 22, 2023

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