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DENZIN SOLTANZADEH, LLC
190 S. LASALLE STREET
SUITE 2160
CHICAGO, IL 60603



2219515008

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KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 07/14/2022 11:34 AM PG: 1 OF 3

Property of Cook County Clerk's Office

ORDER

Case No. 2020COTD001608

Legal Description: LOTS 34, 35, 36, & 37 IN BLOCK 3 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION. 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 466 FEET THEREOF, ACCORDING TO PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT NO. 40221, IN COOK COUNTY, ILLINOIS.

PINS/ LOT No. ADDRESS:

13-32-123-036-0000 (Lot 37) (2101 N. McVicker Avenue, Chicago, IL 60639)
13-32-123-035-0000 (Lot 36) (2105 N. McVicker Avenue, Chicago, IL 60639)
13-32-123-034-0000 (Lot 35) (2109 N. McVicker Avenue, Chicago, IL 60639)
13-32-123-033-0000 (Lot 34) (2111 N. McVicker Avenue, Chicago, IL 60639)

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - COUNTY DIVISION

IN THE MATTER OF THE APPLICATION) OF THE COUNTY TREASURER AND EX-) OFFICIO COUNTY COLLECTOR OF COOK) COUNTY, ILLINOIS, FOR ORDER OF) JUDGMENT AND SALE AGAINST REAL) ESTATE RETURNED DELINQUENT FOR) THE NON PAYMENT OF GENERAL TAXES) FOR THREE OR MORE YEARS)) PETITION OF ZEN-BEL-CRAIG) DEVELOPMENT, LLC, FOR TAX DEED.)	Case No. 2020COTD001608 Certificate No. 19S-0005214, 19S-0005215, 19S-0005216 & 19S-0005217
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ORDER

This cause coming to be heard upon the Petition of Zen-Bel Craig Development, LLC to Vacate and declare void the Order Directing Issuance of Tax Deed pursuant to Section 22-80(a) and declare the tax sale a Sale in Error, this Court having jurisdiction over the parties and subject matter and the court being fully advised.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. Zen-Bel-Craig Development, LLC's petition to void Order Directing Issuance of a Tax Deed and for a Refund pursuant to Section 35 ILCS 200/22-80(a) is granted.
2. The June 21, 2021 Order Directing Issuance of Tax Deed to Zen-Bel-Craig Development, LLC is hereby declared void and of no legal effect under Section 22-80(a) of the Property Tax Code.
3. The Tax Deed dated June 21, 2021 to Zen-Bel-Craig Development, LLC and known as Tax Deed No. 03555 conveying the following property is hereby declared void and of no legal effect:

LOTS 34, 35, 36, & 37 IN BLOCK 3 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE EAST 1/4 OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 466 FEET THEREOF, ACCORDING TO PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT NO. 40221, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS: 13-32-123-033-0000, 13-32-123-034-0000,
13-32-123-035-0000, 13-32-123-036-0000.

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4. The County Treasurer is directed to refund to Zen-Bel Craig Development, LLC the following amounts upon presentation of this court order and appropriate receipts:

(a) The principal amount of the sale plus all costs posted to the tax judgment, sale, redemption and forfeiture record and all taxes paid or redeemed and all fees and costs as provided for in 35 ILCS 200/22-80(a)(1)-(3).

(b) The refund shall be awarded with interest thereon in accord with 35 ILCS 200/22-80(a)(1).

5. That the County Treasurer and Ex-Officio Collector of Cook County and the Cook County Clerk are directed to mark their official books and records to reflect the vacation and voiding of the aforementioned tax sale and the entry of this order.

6. This is a final and appealable order and no just reason exists for delay of its enforcement.

ENTERED
 Judge Nichole C. Patton-2211
 JUN 27 2022 *jb*
20.....
 IRIS V. MARTINEZ
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK
 Nichole C. Patton 2211

 JUDGE Judge's No.

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