

# UNOFFICIAL COPY

**TAX DEED - ANNUAL TAX SALE**

STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

**04949**

No. \_\_\_\_\_ Y

**Case Number:** 2021COTD002243

**Preparer's Information (Name & Address):**

Carter Legal Group, P.C.

225 W. Washington St., Ste 1130

Chicago, IL 60606



Doc# 2219625030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/15/2022 12:49 PM PG: 1 OF 3

**TAX 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: 24-18-421-084-1010 and the ATTACHED legal Description, and Commonly Referred to Address of: 10911 S. Lloyd Drive, Apt. 10, Worth, IL 60482. 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: 2021COTD002243;

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): Cook County Property Tax LLC which has/have a residence of: 10125 S. Roberts Rd., Ste. 203, Palos Hills, IL 60465 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 09th day of June, in the year 2022,

OFFICIAL SEAL OF COOK COUNTY:

\_\_\_\_\_  
KAREN A. YARBROUGH, COOK COUNTY CLERK

# 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 NO. 10 IN LLOYD PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 1/2 OF LOT 42, ALL OF LOT 43 AND THE NORTH 15 FEET OF LOT 44 IN PEAK'S PARKVIEW SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2005 AS DOCUMENT NUMBER 0502834100 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## TAX DEED NUMBER:

No. 04949 Y

## MAIL FUTURE TAX BILLS TO:

Cook County Property Tax LLC  
10125 S. Roberts Rd., Ste. 203  
Palos Hills, IL 60465

## 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.

Samie Schmittke  
Printed Name (Above)

Samie Schmittke  
Signature (Above)

7/12/2022  
Date Signed (Above)

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

REAL ESTATE TRANSFER TAX

15-Jul-2022



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

24-18-421-084-1010

| 20220701680329 | 0-845-182-032

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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: 07/11/2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

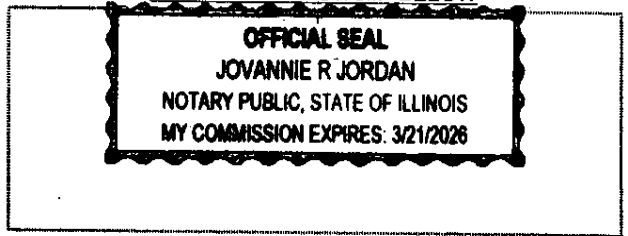
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 07/11/2022

NOTARY SIGNATURE: Jovannie R. Jordan

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: 7/12/2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

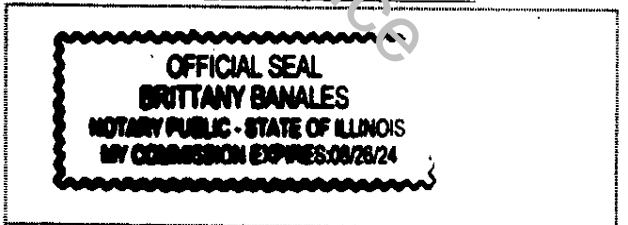
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 7/12/2022

NOTARY SIGNATURE: Brittany Banales

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)**)