

UNOFFICIAL COPY

TAX DEED-SCAVENGER SALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



Doc# 2233957010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/05/2022 11:28 AM PG: 1 OF 2

No. 054-37 Y.

Case Number: 2022 COTD 000387

Preparer's Information:

AM LAW, P.C.
111 W. Washington St., Suite 1270
Chicago, IL 60602
(312) 366-3332

TAX DEED PURSUANT TO 35 ILCS 200/21-260(e). Collector's Scavenger Sale

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for THREE OR MORE YEARS, Pursuant to 35 ILCS 20/21-260, held in the Cook County on: July 16, 2019 the County Collector sold the real property identified by the Property Identification Number of: 29-12-210-022-0000 and the ATTACHED legal Description, and Commonly Referred to Address of: 338 OGLESBY AVENUE, CALUMET CITY, ILLINOIS. 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: 2022 COTD 000387;

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, Rm. 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): TLH TD ILLINOIS PROPERTIES, LLC with a true post office address and residence of: 300 Main Street, 5th Floor, Stamford, CT 06901 and to his, hers, its or theirs 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, being 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 he or she is so prevented shall be excluded from computation of the one year period."

Given under my hand and seal, this 2nd day of September, in the year 2022.

OFFICIAL SEAL OF COOK COUNTY:

Clerk of Cook County

KAREN A. YARBROUGH, COOK COUNTY CLERK

UNOFFICIAL COPY

THREE YEAR DELINQUENT SALE DEED

KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

LOT 7 IN BLOCK 7 IN CRYER'S STATE STREET ADDITION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:

05437

No. _____ Y.

MAIL FUTURE TAX BILLS TO:

THIRD ILLINOIS PROPERTIES, LLC
300 Main Street, 5th Floor
Stamford, CT 06901

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.

Daniel Etkin

[Signature]

10/6/2022

Printed Name (Above)

Signature (Above)

Date Signed (Above)

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

REAL ESTATE TRANSFER TAX [Ⓟ]



64609 *12/1/2022*

Calumet City • City of Homes \$ *Exempt*

REAL ESTATE TRANSFER TAX

05-Dec-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

29-12-210-022-0000

| 20221201605156 | 0-084-424-016