

UNOFFICIAL COPY

TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Doc#: 2235441093 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2022 11:42 AM Pg: 1 of 2

No. 0 Y

Dec ID 20221201615993

Case Number: 2019COTD002717

Preparer's Information (Name & Address)

Matthew A. Fiamm

21660 W. Field Pkwy., Ste. 118

Deer Park, IL 60010

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: April 3, 2017, the County Collector sold the real property identified by the Property Identification Number of: 28-02-425-018-0000 and the ATTACHED legal Description, and Commonly Referred to Address of: 3234 Nelson Ave. Robbins, IL 60472. 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: 2019COTD002717

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): MONIQUE BRIDGEFORTH which has/have a residence of: 13414 S. Komensky Ave., Robbins, IL 60472 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 14th day of January, in the year 2022.
OFFICIAL SEAL OF COOK COUNTY:



VILLAGE OF ROBBINS
Real Estate Exempt Transfer Tax

Date: 5-5-22 KH
1673

Clerk 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):

LOT 256 IN J.E. MERRION'S ROBBINS PARK, BEING A SUBDIVISION OF

LOTS 3, 4, AND PART OF LOTS 2, 12 AND 13 IN LUCHTEMEYER'S SUBDIVISION

OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH,

RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

ILLINOIS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED

JUNE 1, 1958 AS DOCUMENT NUMBER 16254204 IN BOOK 444 OF PLATS,

PAGES 46 AND 47

TAX DEED NUMBER:

No. _____ Y

MAIL FUTURE TAX BILLS TO:

Monique Bridgforth

13414 S. Komensky Ave.

Robbins, IL 60472

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 5. Please sign and date below to attest to this claim on behalf of the submitter of the foregoing conveyance instrument.

Judd Harris, agent
Printed Name (Above)

[Signature]
Signature (Above)

3-3-2022
Date Signed (Above)

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