

UNOFFICIAL COPY

TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS

COUNTY OF COOK

No. **05895**

Case Number: 2021COTD004378

Preparer's Information (Name & Address):

STANKO MCCARTHY LAW GROUP

120 N. LaSalle St., Suite 1200

Chicago, IL 60602



2236413031D

Doc# 2236413031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2022 10:46 AM PG: 1 OF 4

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 7, 2019, the County Collector sold the real property identified by the **Property Identification Number** of: 25-02-312-011-0000, and the **ATTACHED Legal Description, and Commonly Referred to Address** of: 9229 S. Dobson Ave., Chicago, IL. 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: 2021COTD004378**;

Furthermore, I, **KAREN YARBROUGH**, County Clerk of the County of **COOK**, in the State of **Illinois**, with an office located at **118 North Clark Street, Room 434, 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 **GRANTEE(S): LIEN GROUP, LLC** which has/have a residence of: 10805 S. Halsted St., Chicago, IL 60628, and to his, her, 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 by 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 7TH day of November, in the year 2022

OFFICIAL SEAL OF COOK COUNTY:

KAREN A. YARBROUGH, COOK COUNTY CLERK

Clerk of COOK County


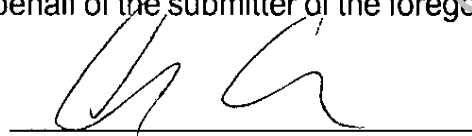
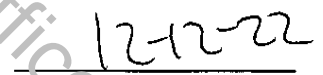
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ANNUAL TAX SALE DEED**KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS**
LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

Legal Description: (SEE ATTACHED RIDER)

TAX DEED NUMBER:No. 05895 Y**MAIL FUTURE TAX BILLS TO:**LIEN GROUP, LLC
10805 S. Halsted St.
Chicago, IL 60628**EXEMPTION LANGUAGE:**

The foregoing Tax Deed is issued pursuant to **§35 ILCS 200/22**. 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.


Printed Name (Above)
Signature (Above)
Date Signed (Above) 12-12-22**PLEASE AFFIX MUNICIPAL TRANSFER TAX STAMPS BELOW AS NECESSARY (OR ATTACHED AS A SEPARATE PAGE)****REAL ESTATE TRANSFER TAX**

30-Dec-2022

CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

25-02-312-011-0000 | 20221201623721 | 1-352-400-208

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

30-Dec-2022

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

25-02-312-011-0000 | 20221201623721 | 1-464-337-232

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ATTACHMENT TO TAX DEED

Legal Description:

THE NORTH 12 FEET OF LOT 24 AND THE SOUTH 19 FEET OF LOT 35 IN BLOCK 16 IN WILLIAM V JACOB'S SUBDIVISION OF BLOCKS 10 TO 16, BOTH INCLUSIVE, IN THE CALUMENT AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF THE WEST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 2, ALL THAT PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD, THE WEST $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ AND THE WEST $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Identification Number: 25-02-312-011-0000

Commonly known as 9229 S. Dobson Ave., Chicago, IL

Property of Cook County Clerk's Office

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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: 11 / 23 / 2022

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: _____

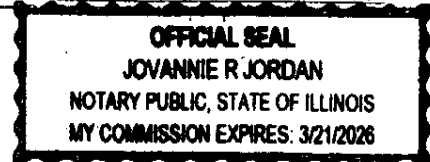
By the said (Name of Grantor): Karen A. Yarbrough

On this date of: 11 / 23 / 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: 12 / 12 / 2022

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: _____

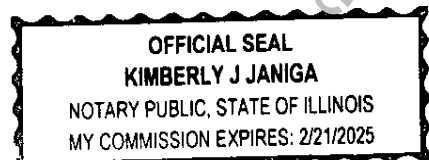
By the said (Name of Grantee): _____

On this date of: 12 / 12 / 2022

NOTARY SIGNATURE: _____

Kimberly J. Janiga

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)**)

rev. on 10.17.2016