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TAX DEED – ANNUAL TA	AX SALE			
STATE OF ILLINOIS)			
COUNTY OF COOK) SS.)			
— 05007	′			
No.: 05897	Y			
Case Number: 2021COTD005511				

Preparer's Information (Name & Address):

STANKO MCCARTHY LAW GROUP 120 N. LaSalle St., Sano 1200 Chicago, IL 60602



Doc# 2236413032 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 12/30/2022 10:47 AM PG: 1 OF 4

TAX DEED PURSIANT TO §35 ILCS 200/22. Tax Deeds and Procedures

At a PUBLIC SALE OF REAL EST/TE for the NON-PAYMENT OF TAXES held in COOK County on: May 8, 2019, the County Collector sold the real property identified by the Property Identification Number of: 17-17-206-014-1067, and the ATTACHED Legal Description, and Commonly Referred to Address of: 939 W. Madison St. - Unit P-19, 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: 2021COTD005511;

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): MIDWESTERN INVESTORS, LLC which has/have a residence of: 27 N. Wacker Dr. #215, Chicago, IL 60606, and to his, her, its or their heirs, successors and assigns FOREVER, the above-referenced rea! 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 or 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 <u>277H</u> day of <u>October</u>, in the year <u>2022</u>,

OFFICIAL SEAL OF COOK COUNTY:

Clerk of COOK County

KAREN A. YARBROUGH, COOK¢CØUNTY CLERK

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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:

05897

Υ

MAIL **EUTURE TAX BILLS TO:**

MIDWESTERN INVESTORS, LLC 27 N. Wacker Dr. #215 Chicago, II. 60606

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)

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

REAL ESTATE TRANSFER TAX		30-Dec-2022	
Alla	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
	·		

17-17-206-014-1067 20221201623719 1-107-952-464

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

REAL ESTATE	TRANSFER	TAX	30-Dec-2022
		COUNTY: ILLINOIS: TOTAL	0.00
17-17-206-	014-1067	20221201623719 0	0.00

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ATTACHMENT TO TAX DEED

Legal Description:

UNIT NUMBER P-19 IN THE MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 3 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, NORTH, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2, 3, 4, AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, NORTH, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99831947; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property Identification Number: 17-17-206-014-1067

Commonly known as 939 W. Madison St. - Unit P-19, Chicago, IL

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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

NOTARY SIGNATURE:

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: SIGNATURE: GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Subscribed and swom to before me, Name of Notary Public: By the said (Name of Grantor): Karen A. Yarbrough AFFIX NOTARY STAMP BELOW OFFICIAL SEAL On this date of: JOVANNIE R JORDAN **NOTARY PUBLIC, STATE OF ILLINOIS NOTARY SIGNATURE:** MY COMMISSION EXPIRES: 3/21/2026 **GRANTEE SECTION** The **GRANTEE** or her/his agent affirms and verifies that the riame 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 parson and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. DATED: SIGNATURE: GRANTEE or AGENT GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRA creek signature. Subscribed and sworn to before me, Name of Notary Public: By the said (Name of Grantee): AFFIX NOTARY STAMP BELOW On this date of: OFFICIAL SEAL

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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art, 31)

rev. on 10.17.2016

KIMBERLY J JANIGA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 2/21/2025