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| TAX DEED - SCAVENGER SALE | *2310934022* |
| STATE OF ILLINOIS)) SS | Doc# 2310934022 Fee \$88.00 |
| COUNTY OF COOK) | RHSP FEE:\$9.00 RPRF FEE: \$1.00 |
| No.: 06329 | KAREN A. YARBROUGH |
| Case Number: 2022COTD000905 | COOK COUNTY CLERK DATE: 04/19/2023 01:59 PM PG: 1 OF 3 |
| Preparer's Information (Name & Address: | • • • |
| Carter Legal Group, P.C. | |
| 225 W. Washington St., Ste 1130 | |
| Chicago, IL 90606 | |
| 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 TAXE | S for THREE OR MORE YEARS, Pursuant to §35 ILCS |
| 200/21-260, held in Cook County on:July 11, 2019 | _, the County Collector sold the real property identified by |
| the Property Identification Number of: 32-03-306-012 | 2–0000 , with the ATTACHED legal Description, |
| and Commonly Referred to Address of: 230 Raye D | rive, Chicago Heights, II <u>60411</u> . |
| And the real property not having been redeemed from the sale, ε and it appears | earing 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 | r. 2022COTD000905; |
| Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of | of Cook, ir, the State of Illinois, with an office located at 118 |
| North Clark Street, Room 434, in Chicago, Illinois 60602, in consideration | on of the premises and by virtue of the compiled statutes of |
| the State of Illinois in such cases provided, grant and convey to the GRA | итее(s): <u>Urban Property Holdings, LLC</u> |
| with a true post office address and residence of: 185 N Franklin S | it, 2nd Floor, Chicago, IL 60606 |
| and to his, hers, its or their heirs, successors and assigns FOREVER, the | above-referenced real estate, as Jescribed. |
| Finally, the following provision of the Compiled Statutes of the State of Illin | ois, §35 ILCS 200/22-85, is recited, as required by law: |
| "Unless the holder of the certificate purchased at any tax sale under this C records the same within one year from and after the time for redemption e based, shall, after the expiration of the one year period, be absolutely void is prevented from obtaining a deed by injunction or order of any court or the for a tax deed, or by the refusal of the clerk to execute the same deed, the computation of the one year period." | xpires, the certificate or deed, and the sale on which it is with no right to reimbursement. If the holder of the certificate le refusal or inability of any court to act upon the application |
| Given under my hand and seal, this <u>29 TH</u> day of <u>COUNTY:</u> | arch , in the year <u>2023</u> , |
| EXEMPTION APPROVED | |
| | M |
| CITY CLERK KAREN A. YARBR | OUGH, COOK COUNTY CLERK |
| CITY OF CHICAGO HEIGHTS | |

4-19-2023 @

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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 12 IN BLOCK 5 IN SERENA HILLS UNIT NUMBER 2, A SUBDIVISION OF THE NORTH 690.35 FEET OF THAT PART OF THE NORTH 1/2 OF THE

SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CENTER LINE OF RIEGEL ROAD, IN COOK COUNTY, ILLINOIS

| (AX | DEED | NUME | ER: |
|-----|------|------|-----|

No. 05329

MAIL FUTURE TAX BILLS TO:

<u>Urban Property Holoings, LLC</u> 185 N Franklin St. 2nd Floor Chicago, IL 60606

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). Collector's Scavenger 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.

Jamie Schmidtka Printed Name (Above)

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

REAL ESTATE TRANSFER TAX COUNTY: ILLINOIS: TOTAL: 0.00

32-08-306-012-0000

20230401600272 | 0-127-782-096

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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.

SIGNATURE:

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Subscribed and sweet to before me, Name of Notary Public:

By the said (Name of Grantor):

On this date of:

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL JOVANNIE R'JORDAN **NOTARY PUBLIC, STATE OF ILLINOIS** MY COMMISSION EXPIRES: 3/21/2026

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, ar, !llinois 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:

SIGNATURE:

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

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

By the said (Name of Grantee):

NOTARY SIGNATURE:

On this date of:

AFFIX NOTARY STAKE BELOW

OFFICIAL SEAL BRITTANY BANALES NOTARY PUBLIC - STATE OF ILLINOIS

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