

UNOFFICIAL COPY

TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

No. 06470 Y

Case Number: 2022COTD000263

Preparer's Information (Name & Address):

CARTER LEGAL GROUP, P.C.
225 W. WASHINGTON, SUITE 1130
CHICAGO, ILLINOIS 60606



Doc# 2315722019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/06/2023 03:36 PM PG: 1 OF 3

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 200/21-260, held in Cook County on: July 25, 2019, the County Collector sold the real property identified by the Property Identification Number of: 15-15-202-023-1003, with the ATTACHED legal Description, and Commonly Referred to Address of: 1400 W. Madison, Unit 1-B, Maywood, IL 60153. 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: 2022COTD000263;

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): Westshore Property Holdings LLC with a true post office address and residence of: 9000 Frances Lane, Orland Park, Illinois 60462, 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 22ND day of May, in the year 2023.
OFFICIAL SEAL OF COOK COUNTY:

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH
(0), SECTION (5) OF THE VILLAGE OF
MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

Janet Skopen
AUTHORIZED SIGNATURE

6/6/2023
DATE

Karen A. Yarbrough
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):

UNIT 18 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN
1400 W. MADISON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION
RECORDED AS DOCUMENT NUMBER 25682871, AND ANY ASSOCIATED AMENDMENTS AS
RECORDED, LYING IN SECTION 15 TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:

No. _____ Y

MAIL FUTURE TAX BILLS TO:

Westshore Property Holdings LLC

9000 Frances Lane

Orland Park, Illinois 60462

EXEMPTION LANGUAGE:

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.

Sarah Enright
 Printed Name (Above)

[Signature]
 Signature (Above)

04-07-2023
 Date Signed (Above)

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

REAL ESTATE TRANSFER TAX

COUNTY: 0.00
 ILLINOIS: 0.00
 TOTAL: 0.00

06-Jun-2023

15-15-202-023-1003

| 20230601639872 | 1-615-248-080

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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: 05 | 31 | 2023

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: 05 | 31 | 2023

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, 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: 06 | 02 | 2023

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): Terry J. Carter

On this date of: 06 | 02 | 2023

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
SARAH B ZEMAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 3/3/25

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