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TAX DEED – SCAVENGER SALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
No.: 06367 Y

Doc# 2316522040 Fee \$61.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 06/14/2023 02:50 PM PG: 1 OF 6

Case Number: 2022COTD000631

Preparer's Information (Name & Address:

Law Office of Michelle Broughton-Fountain
19150 S. Kedzie, Suite 103B
Flossmoor, Illinois 60422

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 12, 2019, the County Collector sold the real property identified by the Property Identification Number of: SEE ATTACHMENT, with the ATTACHED legal Description, and Commonly Referred to Address of: SEE ATTACHMENT, Markham, IL 60428.

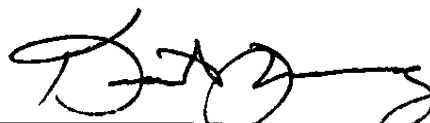
And the real property not having been redeemed from the sale, and it appearing that the holder of the Certificate of Purchase of said real property has complied with the laws of the State of Illinois, necessary to entitle her, him or it, to a Deed of said real property, as found and ordered by the Circuit Court of Cook County in Case Number: 2022COTD000631;

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): City of Markham with a true post office address and residence of: 16313 S. Kedzie Parkway, Markham, Illinois 60428 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 27TH day of March, in the year 2023
OFFICIAL SEAL OF COOK COUNTY:


Clerk of Cook County
KAREN A. YARBROUGH, COOK COUNTY CLERK

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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):

SEE ATTACHMENT

TAX DEED NUMBER:

No. 06367 Y

MAIL FUTURE TAX BILLS TO:

City of Markham
16313 S. Kedzie Parkway
Markham, Illinois 60428

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.

Michelle Broughton-Fountain
Printed Name (Above)

Michelle Broughton-Fountain
Signature (Above)

April 4, 2023
Date Signed (Above)

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

REAL ESTATE TRANSFER TAX		14-Jun-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
28-23-214-011-0000 20230601647048 0-188-786-384		

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LEGAL DESCRIPTION
CASE NO. 2022COTD000631
TAX DEED 2 OF 16

Number 1

Vol.: 032

PIN: 28-23-214-011-0000

Certificate No.: 19S-0000645

Date of Sale: 7-12-2019

Tax Years Sold: 2009-2017

Extended Redemption Date: 7/11/2022

28-23-214-011-0000



CITY OF MARKHAM
 Real Estate Exempt Transfer Stamps

Date 06-13-2023\$ 50.00

0354

LOT 18 IN BLOCK 15 IN H.W. ELMORE'S KEDZIE AVE RIDGE SUBDIVISION OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Located at: 16053 Spaulding Avenue, Markham, IL 60428

Number 2

Vol.: 032

PIN: 28-23-214-012-0000

Certificate No.: 19S-0000646

Date of Sale: 7-12-2019

Tax Years Sold: 2010-2017

Extended Redemption Date: 7/11/2022

28-23-214-012-0000



CITY OF MARKHAM
 Real Estate Exempt Transfer Stamps

Date 06-13-2023\$ 50.00

0353

LOT 18 IN BLOCK 15 IN H.W. ELMORE'S KEDZIE AVE RIDGE SUBDIVISION OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Located at: 16053 Spaulding Avenue, Markham, IL 60428

Number 3

Vol.: 032

PIN: 28-23-219-033-0000

Certificate No.: 19S-0000648

Date of Sale: 7-12-2019

Tax Years Sold: 2012-2017

Extended Redemption Date: 7/11/2022

28-23-219-033-0000



CITY OF MARKHAM
 Real Estate Exempt Transfer Stamps

Date 06-13-2022\$ 50.00

0355

LOT 5 AND THE NORTH 20 FEET OF LOT 6 IN BLOCK 21 IN H.W ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF

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THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Located at: 16116 Homan Avenue, Markham, IL 60428

Number 4

Vol.: 032

PIN: 28-23-404-034-0000

Certificate No.: 19S-0000653

Date of Sale: 7-12-2019

Tax Years Sold: 2013-2017

Extended Redemption Date: 7/11/2022

28-23-404-034-0000



CITY OF MARKHAM
Real Estate Exempt Transfer Stamps

Date 06-13-2023

\$ 50.00

0356

LOT 19 AND SOUTH 20 FEET OF LOT 20 IN BLOCK 36, IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTH EAST QUARTER AND THE SOUTH EAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE; SITUATE IN THE COOK COUNTY, STATE OF ILLINOIS.

Property Located at: 16335 Homan Avenue, Markham, IL 60428

Number 5

Vol.: 032

PIN: 28-23-405-036-0000

Certificate No.: 19S-0000654

Date of Sale: 7-12-2019

Tax Years Sold: 2010-2017

Extended Redemption Date: 7/11/2022

28-23-405-036-0000



CITY OF MARKHAM
Real Estate Exempt Transfer Stamps

Date 06-13-2023

\$ 50.00

0357

LOT 4 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOT 5 AND THE NORTH 5 FEET OF LOT 6 IN BLOCK 35 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE BEING A SUBDIVISION OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, AND EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Property Located at: 16316 Spaulding Avenue, Markham, IL 60428

Number 6

Vol.: 032

PIN: 28-23-422-030-0000

Certificate No.: 19S-0000658

Date of Sale: 7-12-2019

28-23-422-030-0000



CITY OF MARKHAM
Real Estate Exempt Transfer Stamps

Date 06-13-2023

\$ 50.00

0358


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Tax Years Sold: 2008-2017
Extended Redemption Date: 7/11/2022

LOT 25 AND THE SOUTH 20 FEET OF LOT 26 IN BLOCK 53 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, A SUBDIVISION OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Located at: 16511 Spaulding Avenue, Markham, IL 60428


Number 7
Vol.: 032
PIN: 28-23-422-031-0000
Certificate No.: 19S-0000659
Date of Sale: 7-12-2019
Tax Years Sold: 2008-2017
Extended Redemption Date: 7/11/2022

28-23-422-031-0000
**CITY OF MARKHAM**
Real Estate Exempt Transfer Stamps
Date 06-13-2023
\$ 50.00 0359

LOT 23 EXCEPT THE SOUTH 20 FEET THEREOF AND LOT 24 IN BLOCK 53 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE; SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS.

Property Located at: 16517 Spaulding Avenue, Markham, IL 60428

Number 8
Vol.: 32
PIN: 28-24-105-002-0000
Certificate No.: 19S-0000663
Date of Sale: 7-12-2019
Tax Years Sold: 2006-2017
Extended Redemption Date: 7/11/2022

28-24-105-002-0000
**CITY OF MARKHAM**
Real Estate Exempt Transfer Stamps
Date 06-13-2023
\$ 50.00 0360

LOT 2 IN BLOCK 5 IN CANTERBURY GARDENS UNIT NUMBER 1 A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Located at: 16219 Kedzie Pkwy, Markham, IL 60428

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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 | 01 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

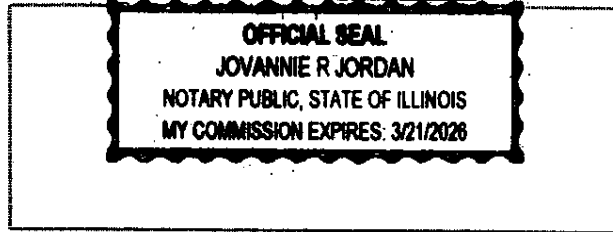
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 05 | 01 | 2023

NOTARY SIGNATURE: [Signature]

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: 05 | 01 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

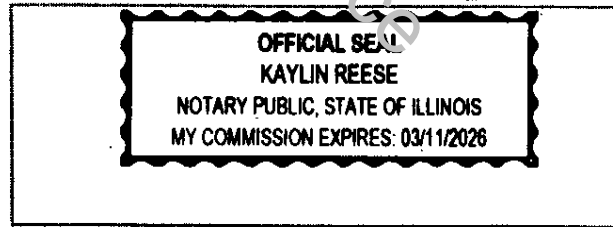
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): City of Markham

On this date of: 05 | 01 | 2023

NOTARY SIGNATURE: [Signature]

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)**)