## **UNOFFICIAL COPY**

TAX DEED – ANNUAL TAX SALE		
STATE OF ILLINOIS	)	
	) SS	
COUNTY OF COOK	)	

No.: 06555

Case Number: 2022COTD001521

Preparer's Information (Name & Address:

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



Doc# 2318715012 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/06/2023 12:59 PM PG: 1 OF 3

#### 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: November 9, 2021, the County Collector sold the real property identifier by the Property Identification Number of: 20-08-316-031-0000, and the ATTACHED legal Description, and Commonly Referred to Address of: 5444 S. Justine St, Chicago, IL 60609. 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: 2022COTD60 1521:

Furthermore, I, KARENA. 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): Muharaja LLC Series 6 which has/have a residence of: 1309 Coffeen Avenue Ste. 1200, Sheridan, WY 82801 and to his, hors, 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 regitted, 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 <u>167H</u> day of <u>June</u>, in the year <u>2023</u> OFFICIAL SEAL OF COOK COUNTY:

\_\_\_Clerk of Cook County

KAREN A. YARBROUGH, COOK COUNTY CLERK

# **UNOFFICIAL COPY**

# ANNUAL TAX SALE DEED

KARENA. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

LOT 18 IN BLOCK 3 IN NEW ASHLAND, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 200 p

## TAX DEED NUMBER:

No.\_

## MAIL FUTURE TAXOBILLS TO:

Maharaja LLC Series 6 1309 Coffeen Avenue Ste. 1200 Sheridan, WY 82801

#### EXEMPTION LANGUAGE:

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

Printed Name (Above)

l instrument∩ Signature (Above)

06-Jul-2023 REAL ESTATE TRANSFER TAX 0.00 .CHICAGO: 0.00 CTA: 0.00 \* TOTAL:

20-08-316-031-0000 | 20230701664546 | 0-705-130-192

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

NASNECESSARY (OR ATTACHAS A SEDADAT

O<sub>ff</sub>

REAL ESTATE TRANSF	FR TAX	06-Jul-2023
REAL ESTATE TRACES	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL	0.00
	0 20230701664546	1.012-954-480
20-08-316-031-000	0 20230701664546	1-012-001 70-

2318715012 Page: 3 of 3

## **UNOFFICIAL COPY**

#### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

#### **GRANTOR SECTION**

By the said (Name of Grantee)

On this date of:

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.

SIGNATURE: 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). Keren 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 name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person ar Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illino's, 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: 2023 SIGNATURE: GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the SRANTEE signature. Subscribed and sworn to before me, Name of Notary Public:

#### **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)

OFFICIAL SEAL