

# UNOFFICIAL COPY



## TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

Doc# 2326125045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/18/2023 02:24 PM PG: 1 OF 7

No.: 06803 Y

Case Number: 2022COTD001232

### Preparer's Information (Name & Address):

Segneri Law, LLC, Lynda Segneri

201 W. Lake Street, STE 318

Chicago, Illinois 60606

## 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: 2/22/2022, the County Collector sold the real property identified by the Property Identification Number of: 25-22-401-002-0000, with the ATTACHED legal Description, and Commonly Referred to Address of: A RECTANGULAR, APPROXIMATELY 474.5 FT X 459 FT PARCEL OF LAND KNOWN AS 11201 S CHAMPLAIN AVE, Chicago, IL 60628.

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: 2022COTD001232 ;

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 promises and by virtue of the compiled statutes of the State of Illinois in such cases provided, grant and convey to the GRANTEE(S): Auctor Chao, LLC with a true post office address and residence of: 1309 Coffeen Avenue, STE 1200, Sheridan, WY 82801 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 20th day of July, in the year 2023

OFFICIAL SEAL OF COOK COUNTY:

CTT 1/13mc  
A00125307CP

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):**

SEE ATTACHED LEGAL

**TAX DEED NUMBER:**

No. 06803 Y

**MAIL FUTURE TAX BILLS TO:**

Auctor Chao, LLC  
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 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.

Lynda Sergneri  
Printed Name (Above)

Signature (Above)

Date Signed (Above)

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

# 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):**

SEE ATTACHED LEGAL

**TAX DEED NUMBER:**

No. 06803 Y


**MAIL FUTURE TAX BILLS TO:**

Auctor Chao, LLC  
1309 Coffeen Avenue, STE 1200  
Sheridan, WY 82801

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Lynda Sergneri  
Printed Name (Above)

  
Signature (Above)

9-15-23  
Date Signed (Above)

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

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## Legal Description

PROPERTY INDEX NUMBER (PIN) : 25-22-401-002-0000

### LEGALLY DESCRIBED AS:

THAT PART OF THE SOUTH FRACTIONAL 1/2 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 365 FEET DUE EAST FROM THE POINT OF INTERSECTION OF THE INDIAN BOUNDARY LINE AND THE SOUTH LINE OF THE SOUTHEAST FRACTIONAL 1/4 (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT OF INTERSECTION BEING MARKED BY A STONE MONUMENT; THENCE RUNNING SOUTH 474.1/2 FEET; THENCE RUNNING EAST 459 FEET; THENCE RUNNING NORTH 474 1/2 FEET; THENCE RUNNING WEST 459 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS: A RECTANGULAR APPROXIMATELY 474.5 FT X 459 FT PARCEL OF LAND KNOWN AS 11901 S CHAMPLAIN AVE, CHICAGO, IL 60628

# 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

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: Aug | 9 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

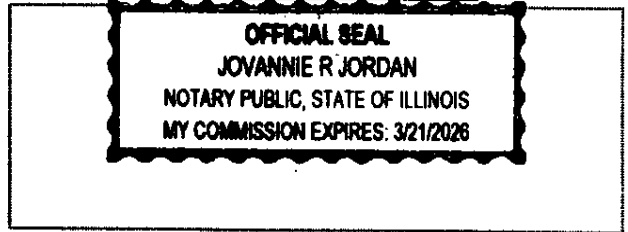
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 9th Aug | 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: 8 | 10 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

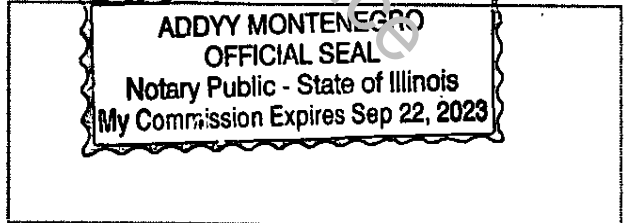
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Kevin Skalnik

On this date of: 8 | 10 | 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)**

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

18-Sep-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-22-401-002-0000 | 20230901627107 | 1-297-964-496

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

18-Sep-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-22-401-002-0000

20230901627107

0-151-838-160