UNOFFICIAL COPY

TAX DEED – SCAVENGER SALE				
STATE OF ILLINOIS)			
) SS			
COUNTY OF COOK)			
No.: 06876	Y			
Case Number: 2022 COTD 1	1624			
Preparer's Information (Name & Ad	ddress:			
Steven Friedman, E	Esq.			
<u> </u>				



Doc# 2326322034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2023 01:36 PM PG: 1 OF 6

Steven Friedman, Esq. 203 N. LaSale St., #2100 Chicago, IL 60601

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: Feorically 23, 2022, the County Collector sold the real property identified by the Property Identification Number of: See Attached Exhibit "A", with the ATTACHED legal Description, and Commonly Referred to Address of: 10328-103-3 Commercial Ave., Chicago, II 60617. 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, 2022 COTD 1624;

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): Country revide Investments, LLC with a true post office address and residence of: 18025 Oak St., Suite B, Omaha, NE 68130, 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 10th day of August, in the year 2023

OFFICIAL SEAL OF COOK COUNTY:

Clerk of Cook County

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THREE YEAR DELINQUENT SALE DEED

KAREN A. YARBROUGH	COUNTY CLERK OF COOK COUNTY, ILLIN	IOIS
LEGAL DESCRIPTION FO	R PROPERTY (or attach if more space need	ed):

LOT 6 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOTS 7, 8, 9	9
AND 10 IN BLOCK 36 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, A	
SUBDIVISION OF THE SOUTH 3/4 OF FRACTIONAL SECTION 7, TOWNSHIP	
NORTH, KANGE 15, EAST OF THE INDIAN BOUNDARY LINE, EAST OF THE	
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.	

TAX	DEED	NUM	BER:
	160	7 6	

lo. Y

MAIL FUTURE FAX BILLS TO:

Countrywide Investments, LLC 18025 Oak St., Suite B Omaha, NE 68130

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.

Steven Friedmen Signature (Above)

Signature (Above)

Date Signéd (Above)

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

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Exhibit "A"

PINS:

- 1. 26-07-305-021-0000
- 2. 26-07-305-022-0000
- 3. 26-07-305-023-0000
- 4.26-07-305-024-0000
- Opening Of Coopening Clerk's Office 5. 26-07-305-025-0000

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CHICAGO:

CTA:

0.00 0.00

26-07-305-021-0000 | 20230901629764 Total does not include any applicable penalty or interest due TOTAL:

1-074-150-864 0.00 *

Proberty of Cook County Clerk's Office

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26-07-305-021-0000

TOTAL: 0.00 20230901629764 | 2-147-433-936

COUNTY: 0.00 **ILLINOIS:** 0.00 **TOTAL:** 0.00

Property of Cook County Clerk's Office

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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: AUG . 20 2 ጌ

SIGNATURE:

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

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

By the said (Name of Grantor):

karen A.

On this date of:

NOTARY SIGNATURES

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL JOVANNIE R JORDAN **NOTARY PUBLIC. STATE OF ILLINOIS**

MY COMMISSION EXPIRES: 3/21/2028

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the ran e 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:

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):

ANTHOM

AFFIX NOTARY STAMP BELOW

On this date of:

NOTARY SIGNATURE:

OFFICIAL SEAL ANTHONY KEITH WINSTON NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES Aug 21 2026

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