# **UNOFFICIAL COPY**

TAX DEED - ANNUAL TAX SALE STATE OF ILLINOIS )	
COUNTY OF COOK ) SS	*23270220401* Doc# 2327022040 Fee \$88.00
No.: 06940 Y Case Number: 2022COTD000994	RHSP FEE:\$18.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH COOK COUNTY CLERK
Preparer's Information (Name & Address:	DATE: 09/27/2023 12:54 PM PG: 1 OF 3
Skalnik Legal Services	
1018 W. Madison Street, #2A	
Chicago, Illinois 60607	
TAX DEED PURSUANT TO §35	ILCS 200/22. Tax Deeds and Procedures
the County Collector sold the real property identified by the and the ATTACHED legal Description, and Conmonly F	Property Identification Number of: 16-04-217-019-0000  Referred to Address of: 4848 W. Potomac Avenue  Purly not having been redeemed from the sale, and it appearing that the
	as complied with the laws of the State of Illinois, necessary to entitle her, ered by the Circuit Court of Cook County in Case Number:
Furthermore, I, KAREN A. YARBROUGH, County Clerk of	of the County of Cook, in the State of Illinois, with an office located at 118
	2, in consideration of the premises and by virtue of the compiled statutes of vey to the <b>GRANTEE(S)</b> : GIAMERIAL Which
has/have a residence of: 2034 North Clark S	
and to his, hers, its or their heirs, successors and assigns I	FOREVER, the above-referenced real estate, as Jescribed.
Finally, the following provision of the Compiled Statutes of	the State of Illinois, §35 ILCS 200/22-85, is recited, as required by law:
records the same within one year from and after the time for based, shall, after the expiration of the one year period, be is prevented from obtaining a deed by injunction or order or	ale under this Code takes out the deed in the time provided by law, and or redemption expires, the certificate or deed, and the sale on which it is absolutely void with no right to reimbursement. If the holder of the certificate f any court or the refusal or inability of any court to act upon the application same deed, the time her or she is so prevented shall be excluded from
Given under my hand and seal, this <u>7TH</u> do OFFICIAL SEAL OF COOK COUNTY:	ay of <u>august</u> , in the year <u>2023</u> ,
I/A	Clerk of Cook County

## **UNOFFICIAL COPY**

# ANNUAL TAX SALE DEED

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

THE WEST 2/3 FEET OF LOT 118 AND THE EAST 2/3 FEET OF LOT 119 IN NORTH 48th AVENUE ADDITION, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 4 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

		Ec.	. ~	-
TAXOD	<u>EED N</u>	JUN	BE	<u>R:</u>

No.

### FUTURE TAX BILLS TO:

GT Alternatives LLC

2034 North Clark Street

Chicago, Illinois 60614

### **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

instrument.

Addyy Montenegro Printed Name (Above)

ignature (Above)

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

**REAL ESTATE TRANSFER TAX** 27-Sep-2023 CHICAGO: 0.00 CTA: 0.00 TOTAL: 0.00 1

16-04-217-019-0000 | 20230901636095 | 1-570-948-048

**AL ESTATE TRANSFER TAX** 

27-Sep-2023 COUNTY: 0.00



ILLINOIS: TOTAL:

0.00 0.00

16-04-217-019-0000

20230901636095 | 0-792-609-744

<sup>\*</sup> Total does not include any applicable penalty or interest due.

2327022040 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**

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.

106 ,2023

SIGNATURE: <

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

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

By the said (Name of Grantor). Varen A. Yarbrough

On this date of:

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 porson, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Pinois, 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.

SIGNATURE:

**GRANTEE or AGENT** 

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

20 <

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

By the said (Name of Grantee):

On this date of:

NOTARY SIGNATURE

AFFIX NOTAR'S STAMP BELOW

OFFICIAL SEA! ADDYY MONTENEGRO Notary Public - State of Illinois Commission No. 826288 ly Commission Expires September 22, 2027

#### 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 quilty 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