

UNOFFICIAL COPY

TAX DEED – SCAVENGER SALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

No.: 06932 Y

Case Number: 2022COTD001597

Preparer's Information (Name & Address):

Skalnik Legal Services
1018 W. Madison Street, #2A
Chicago, Illinois 60607



Doc# 2327022041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/27/2023 12:56 PM PG: 1 OF 3

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: February 25, 2022, the County Collector sold the real property identified by the Property Identification Number of: 16-13-418-003-0000, with the ATTACHED legal Description, and Commonly Referred to Address of: 1109 S. Washtenaw Avenue, Chicago, IL 60612.

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: 2022COTD001597 ;

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): Aralis Corporation with a true post office address and residence of: 1044 Woodlawn Road, Glenview, Illinois 60025, 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 24th day of August, in the year 2023,
OFFICIAL SEAL OF COOK COUNTY:

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

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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):

A STRIP OF LAND 11 FEET WIDE, BEING PARTS OF LOTS 3 AND 4, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF LOT 3, 45.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 247.67 FEET; THENCE ON A CURVE WITH A RADIUS OF 255.35 FEET CONVEX TO THE NORTHEAST TO A POINT WHICH IS 184.85 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AND 429.25 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE ON A CURVE WITH A RADIUS OF 375 FEET CONVEX TO THE NORTHEAST TO A POINT WHICH IS 264.19 FEET NORTH OF THE NORTH LINE OF 12TH STREET, 8.47 FEET TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF THE TRACT OF LAND CONVEYED BY ALLIS-CHALMERS MANUFACTURING COMPANY TO BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD ON AUGUST 11, 1910 TO A POINT 11 FEET NORTHEASTERLY OF THE LINE HERETOFORE DESCRIBED AS HAVING A RADIUS OF 375 FEET MEASURED IN THE DIRECTION OF SAID RADIUS; THENCE NORTHWESTERLY ON A CURVE WITH A RADIUS OF 386 FEET CONVEX TO THE NORTHEAST TO A POINT 11 FEET NORTHEASTERLY FROM A POINT WHICH IS 184.85 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AND 429.25 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE NORTHWESTERLY ON A CURVE WITH A RADIUS OF 266.35 FEET CONVEX TO THE NORTHEAST TO A POINT WHICH IS 34.62 FEET SOUTH OF THE NORTH LINE AND 247.67 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 247.67 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 3, 11 FEET TO THE POINT OF BEGINNING; ALL IN THE RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 100 FEET THEREOF) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:

No. 05932 Y

MAIL FUTURE TAX BILLS TO:

Aralis Corporation
1044 Woodlawn Road
Glenview, Illinois 60025

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.

Addy Montenegro
Printed Name (Above)

[Signature]
Signature (Above)



9/26/23
Date Signed (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 *

16-13-418-003-0000 | 20230901636093 | 2-113-881-040

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

REAL ESTATE TRANSFER TAX	27-Sep-2023
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

16-13-418-003-0000 | 20230901636093 | 1-456-063-440

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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: Sept. 5, 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

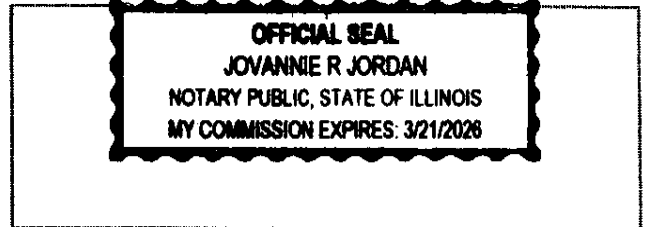
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 5th Sept., 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: 9 | 26 | 20 23

SIGNATURE: [Signature]
GRANTEE or AGENT

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

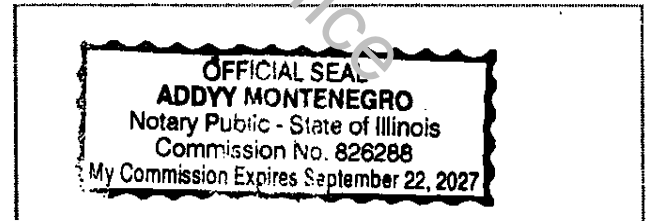
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Kevin Skalnik

On this date of: 9 | 26 | 20 23

NOTARY SIGNATURE: [Signature]

Addy Montenegro
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))