UNOFFICIAL COPYMINIMUM

2327822033D

TAX DEED – ANNUAL TAX SALE		
STATE OF ILLINOIS)) SS	
COUNTY OF COOK)	
No.: 07034	Y	
Case Number: 2022COTD00	<u>1529</u>	
Preparer's Information (Name & Address:		
Law Offices of Heather Ottenfe	ld, PC	

180 W. Washington St., Ste. 810

Chicago, Illinois 60602

Doc# 2327822033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/05/2023 01:27 PM PG: 1 OF 5

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 10, 2021,
the County Collector sold the real property identifical by the Property Identification Number of :16-24-309-021-0000
and the ATTACHED legal Description, and Commonly Referred to Address of:3011 West Cullerton Street,
Chicago , II 60623 . 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 cor iplie I 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: 2022COTD001529;

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 premised and by virtue of the compiled statutes of		
the State of Illinois in such cases provided, grant and convey to the GRANTEE(S):Armando B jorges, Augustina H. Leon and Rodolfo Leon which		
has/have a residence of: 3009 West Cullerton Street, Chicago, Illinois 60523		
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 $\frac{25^{1}}{100}$	day of August	, in the year <u> </u>
OFFICIAL SEAL OF COOK COUNTY:	J	-

KAREN A. YARBROUGH, COOK COUNTY CLERK

Clerk of Cook County

2327822033 Page: 2 of 5

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ANNUAL TAX SALE DEED

KAREN A. YARBROUGH COUNTY CLERK OF COOK COUNTY, ILLINOIS
LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):
LOT 55 IN DOUGLAS PARK SECOND ADDITION TO CHICAGO, A SUBDIVISION
OF THAT PART OF LOT 6 OF CIRCUIT COURT PARTITION
(OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 24) LYING SOUTH OF THE
NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION AND
NORTH OF THE NORTH LINE OF THE C.B. & Q.R.R. COMPANY'S RIGHT OF
WAY IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD

MAX DEED) [JU	MBER:	
47	0	3	4	

PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

No._____Y

MAIL FUTURE TAX BILLS TO:

Armando Bojorges, Augustina H. Leon and Rodolfo Leon

3009 West Cullerton Street Chicago, Illinois 60623

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.

Printed Name (Above)	Signature (Above)	Date Signed (Above)
Andrew 2		9/26/23
A .	instrument.	

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

2327822033 Page: 3 of 5

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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: SOT 20

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):

Karen 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 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 23 a person and authorized to do Wisiness or acquire and hold title to real estate under the laws of the State of Illinois.

DATED:

21 20 23

SIGNATURE:

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): Hewwer OHenfeld

AFFIX NOTARY STAMP BELOW

On this date of:

20 7B

NOTARY SIGNATURE:

OFFICIAL SEAL

LISSETTE TORRES NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 08/06/2026

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

2327822033 Page: 4 of 5

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COUR COUNTY CLERK OFFICE RECORDING DIVISION 118 N. CLARK ST. ROOM 120 CHICAGO, IL 60602-1387

Coot County Clert's Office COUR COUNTY CLERK OFFICE **RECORDING DIVISION** 118 N. CLARK ST. ROOM 120 CHICAGO, IL 60602-1387

16-24-309-021-0000 CHICAGO:

20231001643219 TOTAL:

1-700-893-648

fotal does not include any applicable penalty or interest due

0.00 0.00 * 0.00

2327822033 Page: 5 of 5

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
"CAGO, IL 60602-1387





20231001643219 | 0-358-716-368 ILLINOIS:

COUNTY:

0.00