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TAX DEED - SCAVENGER SALE STATE OF ILLINOIS	THE PART OF THE PA
) SS COUNTY OF COOK	#2327834934*
No.: 06960	Doc# 2327834034 Fee \$88.00
Case Number: 2022COTD001379	RHSP FEE:\$18.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH
Preparer's Information (Name & Address:	COOK COUNTY CLERK DATE: 10/05/2023 01:48 PM PG: 1 OF 5
Law Offices of Heather Ottenfeld, PC	DHIE. 10/05/2023 02-10 CM
180 W. Washing เงา St., Ste. 810	·
Chicago, Illinois 60602	
TAX DEED PURSUANT TO §35 ILCS 200/21-26	60(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

avenger Sale

rsuant to §35 ILCS 200/21-260, held in Cook County on: <u>February 25, 2022</u>, the County Collector sold the real property identified by the Property Identification Number of: 16-04-407-038-0000, with the ATTACHED legal Description, and Commonly Referred to Address of: 1000 North Learnington Avenue, 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, nece sary 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: 2022COTD001379; 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):_ VA Realty LLC with a true post office address and residence of: 1074 West Taylor Street, Chicago, IL 60607 and to his, hers, its or their heirs, successors and assigns FOREVER, the above-referenced real estate, as elescribed. 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 6 TH day of September, in the year 2023 OFFICIAL SEAL OF COOK COUNTY:

Clerk of Cook County

KAREN A. YARBROUGH, COOK COUNTY CLERK

2327834034 Page: 2 of 5

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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):

Lot 25 in Cummings and Fargo's North 52nd Avenue Addition, being a Subdivision of the West		
3/8 and the 8 Feet East of and adjoining to said West 3/8 of the South 1/2 of the Northwest 1/4 of		
said Southeast 1/4 of Section 4, Township 39 North, Range 13, East of the Third Principal		
Meridian, in Cook County, Illinois		
Ox		
TAX DEED NUMBER:		
206.06.0		
NoY		
MAIL FUTURE FAX BILLS TO:		
VA REALTY LC		
1074 West Taylor Street		

EXEMPTION LANGUAGE:

Chicago, IL 60607

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.

Ardren z	1-	9125-13
Printed Name (Above)	Signature (Above)	Date Signed (Above)

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

2327834034 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 Jaws of the State of Illinois. DATED: SIGNATURE: C 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 Granior). Faren A. AFFIX NOTARY STAMP BELOW OFFICIAL SEAL On this date of: JOVANNIE R JORDAN **NOTARY PUBLIC, STATE OF ILLINOIS** NOTARY SIGNATURE: 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 llinois, 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: SIGNATUR'S

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

issette arres Subscribed and sworn to before me. Name of Notary Public:

By the said (Name of Grantee): He a Pher AFFIX NOTARY STAMP BELOW

On this date of:

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

2327834034 Page: 4 of 5

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fotal does not include any applicable penalty or interest due 16-04-407-038-000 | 20231001643206 CHICAGO CTA:

0.00 0.00

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

2327834034 Page: 5 of 5

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16-04-407-038-0000

COUNTY:

0.00

COOK COUNTY CLERK OFFICE

118 N. CLARK ST. ROOM 120

COUNTY CLERK OFFICE

CHICAGO, IL 60602-1387

COUNTY CLERK OFFICE

CHICAGO, IL 60602-1387