# UNOFFICIAL COP \*27283159280\*

TAX DEED - SCAVENGER SALE	Doc# 2328315028 Fee \$88.00
STATE OF ILLINOIS ) ) SS	RHSP FEE:\$18.00 RPRF FEE: \$1.00
COUNTY OF COOK )	KAREN A. YARBROUGH
07038	COOK COUNTY CLERK
No.	DATE: 10/10/2023 02:00 PM PG: 1 OF
Case Number: 2022COTD001674	•
Preparer's Information (Name & Address:	
Skalnik Legal Services	
1018 W. Madison Street, #2A	
Chicago, Illinois 60607	
TAX DEED PURSUANT TO §35 ILCS 200/21-260(e). (	Collectorio Convendor Colo
TAX DEED FOROUSING TO SOUT GO ZUULZTEZOU(E). (	Sollector's Scavenger Sale
At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for THREE C	
200/21-260, held in Cook County on: February 22, 2022 , the County	· · · ·
the Property Identification Number of: 20-25-227-027-0000	•
and Commonly Referred to Address of: 1422 E. 75th Street	, <u>Chicago</u> , ո <u>_60619</u> .
And the real property not having been redeemed from the sale, and it appearing that the h	nolder of the Certificate of Purchase of said
real property has complied with the laws of the State of Illinois, necessary to entitle her, his	im or it, to a Deed of said real property, as
found and ordered by the Circuit Court of Cook County in Case Number: 2022COT	<u>D001674</u> ;
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 promi	ses and by virtue of the compiled statutes of
the State of Illinois in such cases provided, grant and convey to the GRANTEE(S): Edi	fice General Construction, LLC
with a true post office address and residence of: 2035 WEST GIDDINGS STRE	ET, CHICAGO, ILLINOIS, 60625,
and to his, hers, its or their heirs, successors and assigns FOREVER, the above-reference	red real estate, as rescribed.
	Visc.
Finally, the following provision of the Compiled Statutes of the State of Illinois, §35 ILCS 2	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 to records the same within one year from and after the time for redemption expires, the certificated, shall, after the expiration of the one year period, be absolutely void with no right to is prevented from obtaining a deed by injunction or order of any court or the refusal or ina for a tax deed, or by the refusal of the clerk to execute the same deed, the time her or she computation of the one year period."	ficate or deed, and the sale on which it is reimbursement. If the holder of the certificate bility of any court to act upon the application
Given under my hand and seal, this 3 15 day of August OFFICIAL SEAL OF COOK COUNTY:	, in the year <u>2023</u> ,

KAREN A. YARBROUGH, COOK COUNTY CLERK

## **UNOFFICIAL COPY**

## 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 20 AND 21 IN FELIX DOLDER'S SUBDIVISION OF LOTS 1 THROUGH 23 IN SCHAFER & DOLDER'S ADDITION TO CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

No.

## MAIL FUTURE TAX BILLS TO

EDIFICE GENERAL CONSTRUCTION, LLC

2035 WEST GIDDINGS STREF. (

CHICAGO, ILLINOIS 60625

### 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 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)

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

REAL ESTATE TRANSFER TAX		10-Oct-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-26-227-027-0000 | 20231001645082 | 1-775-268-816

AL ESTATE	TRANSFER TAX		10-Oct-2023
0 0000		COUNTY:	0.00
	(30.	ILLINOIS:	0.00
		TOTAL:	0.00

20-26-227-027-0000 20231001645082 | 0-260-289-488

Total does not include any applicable penalty or interest due.

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## 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 tilte 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 2023

SIGNATURE:

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

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

By the said (Name of Granton):

Karen A. Yarbrough

On this date of: 2157

**NOTARY SIGNATURE:** 

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 rarre 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 NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses

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

By the said (Name of Grantee):

On this date of:

**NOTARY SIGNATURE** 

OFFICIAL SEAL **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 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