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TAX DEED – SCAVENGER SALE
STATE OF ILLINOIS)
SS.
COUNTY OF Cook)
No.: Y

Case Number: 2022COTD001387

Preparer's Information (Name & Address):

STANKO MCCARTHY LAW GROUP 120 N. LaSalle St., Suite 1200 Chicago, IL 60602

OFFICIAL SEAL OF Cook COUNTY:



Doc# 2328934003 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 10/16/2023 09:55 AM PG: 1 OF 3

TAX DEED PURSULAT 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 Councy on: February 25, 2022, the County Collector sold the real property identified by the Property Identification Number of. 1/2-08-209-022-1506, and the ATTACHED Legal Description, and Commonly Referred to Address of: 5320 N. Sheridan Rd., Unit F40, Chicago, IL 60640. 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 carrillo 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 2022COTD001387;

Furthermore, I, KAREN YARBROUGH, County Clerk of the County of Cook, in the State of Illinois, with an office located at 118 North Clark Street, Room 434, 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 GRANTEE(S): Rashida Kharkhariwala with a true post office address and residence of: 806 S. Cakley Blvd., Chicago, IL 60612, and to his, her, 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, 3.35 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 by 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 he or she is so prevented shall be excluded from computation of the one year period."

Given under my hand and seal, this 22^{4} day of 5

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):

UNIT NO. F40 IN THE METROPOLITAN, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3 TO 9 INCLUSIVE, IN BLOCK 7 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 00210270, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:

No.______Y

MAIL FUTURE TAX BILLS TO:

Rashida Kharkhariwala 806 S. Oakley Blvd. Chicago, IL 60612

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.

<u>EMMCEE MCCAI</u> Printed Name (Above)

Signature (Above)

Date Signed (Above)

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

REAL ESTATE TRANSFER TAX		16-Oct-2023
<u> </u>	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
11.00.000.000.4500	1 20221001660103	1-302-408-14

14-08-209-022-1506 | 20231001650403 | 1-302-408-14

* Total does not include any applicable penalty or interest due

AL ESTATE TRANSFER TAX	16-O	t-2023
AL ESTATE TRANSPORT	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-08-209-022-1506 20231001650403 0-697-379-792

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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.

GRANTEE SECTION

NOTARY SIGNATURE:

The **GRANTEE** or her/his agent affirms and verifies that the riangle 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

acquire and from the to real estate under the laws of the State of think	uis.
DATED: 10 5 , 2023 SIG	GNATURE:
	GRANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the N	OTARY who witnesses the GRANTEE signature.
Subscribed and sworn to before me, Name of Notary Public:	Andreine Ambroziak
By the said (Name of Grantee): EMMLE MCCWHU	AFFIX NOTARY STAMP BELOW
On this date of: 10 5 , 20 25	Official Seal Andreine Ambroziak
NOTARY SIGNATURE:	Notary Public State of Illinois Comm # 960186 My Commission Expires 10/12/2023

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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

MY COMMISSION EXPIRES: 3/21/2026