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TAX DEEL) – ANNUAL TAX	(SALE
STATE OF	ILLINOIS	<u> </u>
) SS
COUNTY O	F COOK	j
	07100	,
No.:	07106	

Case Number: 2021COTD000933

Preparer's Information (Name & Address:

First National Acquisitions LLC

201 W. LAKE STREET, SUITE 165

Chicago, IL 68606

Doc# 2329215011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/19/2023 10:18 AM PG: 1 OF 3

TAX DEED PURSUANT TO §35 ILCS 200/22. Tax Deeds and Procedures

the County Collector sold the real property identifical by the Property Identification Number of: 20-21-305-019-0000 and the ATTACHED legal Description, and Commonly Referred to Address of: 6700 SOUTH STEWART AVENUE, CHICAGO, II 60621. 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: 2021COTD000933:

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): First National Acquisitions LLCwhich has/have a residence of: 201 W. LAKE STREET, SUITE 165, Chicago, IL 62606 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 28^{7h}	day of <u>September</u>	, in the year <u>2023</u>
OFFICIAL SEAL OF COOK COUNTY:		•
		_

____ Clerk of Cook County

KAREN A. YARBROUGH, COOK COUNTY CLERK

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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 1 AND THE NORTH 17 FEET OF LOT 2 IN BLOCK 1 IN E.L. BATES RESUBDIVISION OF THE SOUTHWEST
1/4 (EXCEPT THE EAST 644 FEET OF 691 FEET SOUTH OF THE ADJOINING NORTH 428 FEET) OF SECTION
21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TAX DEED NUMBER:

No._____Y

MAIL FUTURE TAXABILLS TO:

First National Acquisitions LLC 201 W. LAKE STREET, SUITE 165

Chicago, IL. 60606

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)

10-16- 2023

Date Signed (Above)

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

REAL ESTATE TRANSFER TAX		19-Oct-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-21-305-019-0000 | 20231001650605 | 1-117-690-832

AL ESTATE	TRANSFER	TAX	19-Oct-2023
2000		COUNTY:	0.00
	SE	ILLINOIS:	0.00
		TOTAL:	0.00
20-21-305-	019-0000	20231001650605	2-066-586-576

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

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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 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: 20 23 SIGNATURE: GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Subscribed and swent to before me, Name of Notary Public: By the said (Name of Grantor): AFFIX NOTARY STAMP BELOW Karen A. Yarbrough OFFICIAL SEAL On this date of: JOVANNIE R'JORDAN **NOTARY PUBLIC, STATE OF ILLINOIS** NOTARY SIGNATURE: MY COMMISSION EXPIRES: 3/21/2026

GRANTEE SECTION

DATED:

The GRANTEE or her/his agent affirms and verifies that the rame 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.

SIGNATURE: GRANTEE or AGEN 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): AFFIX NOTARY STAMP BELOW On this date of: OFFICIAL SEAL Notary Public, State of Illinois **NOTARY SIGNATURE:** My Commission Expires July 18, 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)