# **UNOFFICIAL COPY**

TAX DEED - SCAVENGER SALE	
STATE OF ILLINOIS )	
COUNTY OF COOK ) SS.	
No: 07046	

Case Number: 2020COTD003192 Resturned

Preparer's Information (Name & Address):

Joel Knosher Denzin Soltanzadeh LLC 190 S. LaSalle Street, Suite 2160 Chicago, Illinois 60605



Doc# 2332128046 Fee \$88.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 11/17/2023 12:05 PM PG: 1 OF 3

## TAX DEED PURSUANT 70 §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 County on July 22, 2019, the County Collector sold the real property identified by the Property Identification Number of: 20-20-302-006-0000 with the ATTACHED Legal Description, and Commonly Referred to Address of: 1443 v Marquette Road, Chicago, Illinois 60636. 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: 2020COTD003192;

Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of Cook, in the State of Illinois, with an office located at 118 N. Clark Street, Rm 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: COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY, with a true post office address and residence of: 69 West Washington Street, Floor 31, Chicago, Illinois 60602 and to his, hers, it's of 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: 1. Call On 4. Hale

"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 or 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 for 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 17th day of October, in the year 20 22

OFFICIAL SEAL OF COOK COUNTY:

<del>YAR</del>BRQUGH, COOK €OUNTY CLERK KAREN A. **REAL ESTATE TRANSFER TAX** 

STATE OF THE PARTY	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-20-302-006-0000	20231001663472	0-516-466-640

	70 50 005 000 000		•	
*	Total does not include	any applicable	penalty or interest due	Э.

**REAL ESTATE TRANSFER TAX** 31-Oct-2023 COUNTY: 0.00 ILLINOIS: 0.00TOTAL: 0.9020231001663472 | 2-130-290-640 20-20-302-006-0000

Clerk of Cook County

## **UNOFFICIAL COPY**

# THREE YEAR DELINQUENT SALE DEED

KAREN A. YARBROUGH – COUNTY CLERK OF COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION FOR PROPERTY (OR ATTACHED IF MORE SPACE NEEDED):

LOT 50 IN ENGLEWOOD ON THE HILL A SUBDIVISION OF THE EAST 1/2 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## TAX DEED NUMBER:

07046

MAIL FUNRE TAX BILLS TO:

CCEBA

69 W. Washington Street, Floor 31 Chicago, Illamis 60602

## 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 Keal 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

Cattyn Sharrow
Signature

9/27/7023

Page Signed

13.00

PLEASE AFFIX MUNICIPAL TRANSFER STAMPS BELOW AS NECESSARY OR ATTACLED AS A SEPARATE PAGE

2332128046 Page: 3 of 3

## **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 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: SCOT | 21 | 20 23

SIGNATURE:

GRANTOR OF AGENT

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: 🚄

(Cantona3

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 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:

09 1 27 1,20 25

SIGNATURE:

**GRANTEE or AGENT** 

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

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

By the said (Name of Grantee):

Cartlyh Sharron

On this date of:

**NOTARY SIGNATURE:** 

AFFIX NOTARY STAMP RELOW

JESSE NUNEZ Official Seai Notary Public - State of Illinois My Commission Expires Jul 21, 2025

### 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)

rev. on 10.17.2016