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23332150150

TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Doc# 2333215015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/28/2023 12:08 PM PG: 1 OF 6

No.: 07204 Y

Case Number: 2021COTD004827

Preparer's Information (Name & Address):

Law Offices of Heather Ottenfeld PC

180 W. Washington St., Ste.810

Chicago, Illinois 60602

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

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in Cook County on: May 7, 2019, the County Collector sold the real property identified by the Property Identification Number of: 21-30-122-053-1005, and the ATTACHED legal Description, and Commonly Referred to Address of: 2651 East 74th Street, Unit 201, Chicago, Il 60649. 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: 2021COTD004827;

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): Grey Morr Real Estate LLC which has/have a residence of: 5002 Dodge Street, Suite 203, Omaha, Nebraska 68132 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 6TH day of November, in the year 2023,
OFFICIAL SEAL OF COOK COUNTY:

KAREN A. YARBROUGH, COOK COUNTY CLERK

Clerk of Cook County

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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):

SEE ATTACHED LEGAL DESCRIPTION

TAX DEED NUMBER:

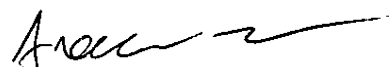
No. 07204 Y

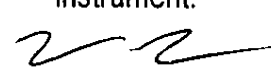
MAIL FUTURE TAX BILLS TO:

Greymorr Real Estate LLC
5002 Dodge Street, Suite 203
Omaha, Nebraska 68132

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)

11/28/23
Date Signed (Above)

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

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File Number: 17-0326

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 201 IN 2651 E. 74 STREET CONDOMINIUM AS DELINEATED ON A PLAT OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WESTERLY 55.7 FEET FRONT AND REAR OF LOT 84 AND THE NORTHWESTERLY 25 FEET OF LOT 81 (EXCEPT FROM SAID NORTHWESTERLY 25 FEET FROM THE NORTHEASTERLY 140 FEET THEREOF) ALL IN DIVISION 3 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30 TOWNSHIP 38 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS A RESUBDIVISION OF LOTS 122, 64, 66, 126, 127, AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 30 AFORESAID WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0429619006, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

21-30-122-053-1005

Cook County Clerk's Office
Cook County Recorder of Deeds

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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.

DATED: NOV 21ST, 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

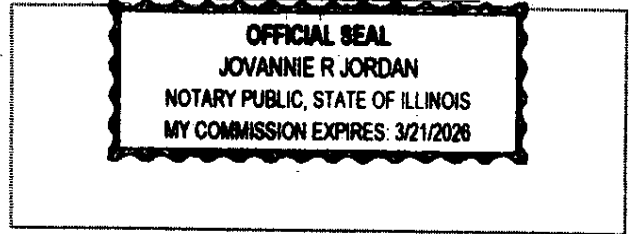
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Karen A. Yarbrough

On this date of: 21ST NOV 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 11 21, 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

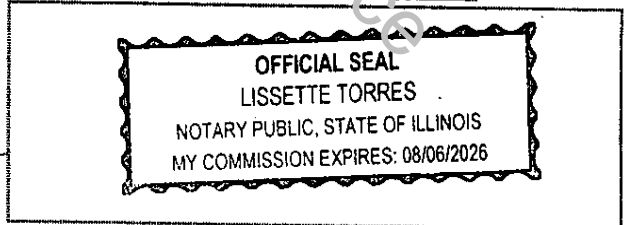
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Heather Ottenfeld

On this date of: 11 21, 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)

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CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

21-30-122-053-1005 | 20231101681828 | 0-648-912-848
 Total does not include any applicable penalty or interest due.

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

Property of Cook County Clerk's Office

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

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21-30-122-053-1005



20231101681828

1-722-654-672

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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

Property of Cook County Clerk's Office

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