UNOFFICIAL COPY

COUNTY OF COOK O7 2 0 8 Y Doc# 2333910923 Fee \$88.80 Sess Number 2022COTD001205 RASEH A. YABBROUGH COOK COUNTY CLEEK Skalnik Legal Services 1018 W. Madison Street, #2A Chicago, Illinois 60607 TAX DEED PURSUANT 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 County on: Perputary 14, 2022 the County Collector sold the real property identification Number of: 32-12-205-005-0000 and Commonly Referred to Address of: 2063 Nit(n)ls Drive LynMood II 60411. And the real property not having been redeemed from the sale, and if appearing that the holder of the Certificate of Purchase of said real property has compiled 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 22022COTD001205. 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): CFTG Investments, LLC with a true post office address and residence of 2636 W. Chicago Avenue, Unit. #4 - Chicago, Illinois 60622, and to his, hers, its or their heirs, successors and assigns FOREVER, the above-referenced real estatures as escribed. Finally, the following provision of the Compiled Statutes of the State of Illinois, size in the holder of the certificate or which it is based, shall, after the expiration of the one year period, be absolublely vid with no right to enhance and which it is based, shall after the expiration of the one year period. Given under my hand and seal, this 15 T day of Notember 1 is so prevented shall be excluded from computation of the one year period. Clerk of Cook County:	TAX DEED - SCAVENGER SALE	
Case Number 2022COTD001205 RISP FEE: \$13.00 apper FEE: \$1.00 KAREH A. YABABROUB Skalnik Legal Services 1018 W. Madison Street, #2A Chicago, Illinois 30607 TAX DEED PURSUANT 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 Country on: February 14, 2022 the County Collector sold the real property identified by the Property Identification Number of: _32-12-205-0000 with the ATTACHED legal Description, and Commonly Referred to Address of: _2063 Iniciols Drive Lynwood IL 60411. And the real property not having been redeemed from the sale, and appearing that the holder of the Certificate of Purchase of sale real property, as found and ordered by the Circuit Court of Cook County in Case Number: 2022COTD001205. Furthermore, I, KAREN A. YARBROUGH, County Clerk of the Country 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):CFTS Investments, LLC with a true post office address and residence of: _2636 W. Chicago Avenue, Unit #4. Chicago, Illinois 60622. and to his, hers, its or their heirs, successors and assigns FOREVER the above-referenced real estate; as described by law, and records the same within one year form and after the time for redemption expires, the certificate of deed, and the sale on which it is based, shall, after the expiration of the Compiled Statutes of the State of Illinois 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 or the roles to type refusal 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 or the re		
Gess Number 2022COTD001205 RASP FEE:sls.0e RAF FEE:sl.0e RABER A. MARBROUGH CON COUNTY CLERK Skalnik Legal Services 1018 W. Madison Street, #2A Chicago, Illinois 60607 TAX DEED PURSU2) TTO \$35 ILCS 200/21-250(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 20021-260, held in Cook County on: February 14, 2022 the County Collector sold the real property identified by the Property Identification Number or: 32-12-205-005-0000 with the ATTACHED legal Description, and Commonly Referred to Address of: 2063 Nichols Drive Lynwood ill 60411. 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 compiled 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. 2022COTD001205 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 promises and by virtue of the compiled statutes of the State of Illinois in such cases provided, grant and convey to the GRANTEE(S):	07200	*2333910023D*
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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/57 day of	with a true post office address and residence of: 26	36 W. Chicago Avenue, Unit #4 Chicago, Illinois 60622,
"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/ST day of	and to his, hers, its or their heirs, successors and as	signs FOREVER, the above-referenced real estate, as described.
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/ST day of/OFFICIAL SEAL OF COOK COUNTY: Clerk of Cook County	Finally, the following provision of the Compiled Statu	ites of the State of Illinois, §35 ILCS 200/22-85, is recited, as required by law:
OFFICIAL SEAL OF COOK COUNTY: Clerk of Cook County	records the same within one year from and after the based, shall, after the expiration of the one year per is prevented from obtaining a deed by injunction or of for a tax deed, or by the refusal of the clerk to execute	time for redemption expires, the certificate or deed, and the sale on which it is iod, be absolutely void with no right to reimbursement. If the holder of the certificate order of any court or the refusal or inability of any court to act upon the application
KAREN A YARBROUGH COOK COUNTY CLERK		day of <u>November</u> , in the year <u>2023</u> ,
KAREN A YARBROUGH: COOK COUNTY CLERK		
KAREN A YARBROUGH COOK COUNTY CLERK		9200
	• ,	KAREN A. YARBROUGH; COOK COUNTY CLERK

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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 75 IN AMBRY ESTATES, A SUBDIVISION OF PART OF THE NORTHEAST

1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD

PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED

MARCH 28, 2095 AS DOCUMENT 0508719076, IN COOK COUNTY, ILLINOIS

TAX DEED NUMBER:	V			tati story	·
	TAX	DE	D.N	IUN	BER

No. Q7208 Y

MAIL FUTURE TAX BILLS TO:

CPTG Investments, Li.C 2636 W. Chicago Avenue, Unit 4 Chicago, Illinois 60622

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.

Addyy Montenegro

Printed Name (Above)

| Date Signed (Above)

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

REAL ESTATE	TRANSFER	TAX	05-Dec-2023
		COUNTY:	0.00
	(3.54)	ILLINOIS:	0.00
		TOTAL:	9.00
32-12-205-	005-0000	20231201687377	0-698-548-176

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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 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. 2774, 2023

SIGNATURE:

GRANTOR or AGENT

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

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

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

On this date of: 27TH NOF . 20

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. 20 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 at a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED:

12/5/2023

SIGNATURE

GRANTEE or AGENT

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

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

By the said (Name of Grantee):

e of Grantee): Leur

s Skalnik

AFEIX NOTABY STAIR DELOW

On this date of:

NOTARY SIGNATURE

OFFICIAL SEAL

ADDYY MONTENEGRO
Notary Public - State of Illinois

Notary Public - State of Illinois
Commission No. 826288

My 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 <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