

UNOFFICIAL COPY

TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

No: 07207 Y

Case Number: 2022COTD001204

Preparer's Information (Name & Address):

Skalnik Legal Services

1018 W. Madison Street, #2A

Chicago, Illinois 60607



Doc# 2333910024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/05/2023 01:24 PM PG: 1 OF 3

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: February 14, 2022, the County Collector sold the real property identified by the Property Identification Number of: 32-12-204-035-0000, 32-12-204-037-0000 & 32-12-204-038-0000, with the ATTACHED legal Description, and Commonly Referred to Address of: 2088, 2112 & 2124 Nichols Drive, Lynwood, IL 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 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: 2022COTD001204;

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): CPTG 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.

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 1ST day of November, in the year 2023,
OFFICIAL SEAL OF COOK COUNTY:

KAREN A. YARBROUGH, COOK COUNTY CLERK

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 attach if more space needed):

LOT 62, 64, 65 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, 2005 AS DOCUMENT 0508719076, IN COOK COUNTY,
ILLINOIS

TAX DEED NUMBER:

No. 07207 Y

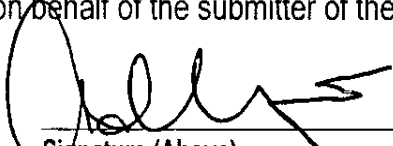
MAIL FUTURE TAX BILLS TO:

CPTG Investments, LLC
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.

Addy Montenegro
Printed Name (Above)


Signature (Above)

12-5-23
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
	ILLINOIS:	0.00
	TOTAL:	0.00
32-12-204-035-0000	20231201687378	0-088-244-176

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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. 1 27TH 2023

SIGNATURE: _____

[Handwritten 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:

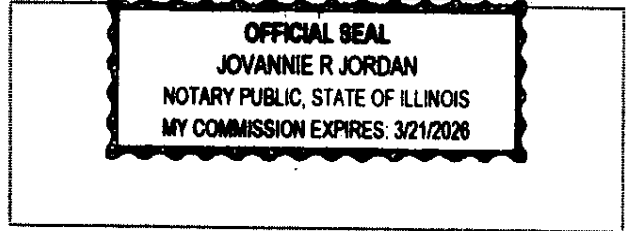
By the said (Name of Grantor): Karen A. Yarbrough

On this date of: 27TH Nov. 2023

NOTARY SIGNATURE: _____

[Handwritten Signature: Jovannie R. Jordan]

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: 12 5 1, 2023

SIGNATURE: _____

[Handwritten 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): Kevin Skalnik

On this date of: 12 5 1, 2023

NOTARY SIGNATURE: _____

[Handwritten Signature: Addy Montenegro]

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)**)