

UNOFFICIAL COPY



TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

No. 06463 Y

Case Number: 2022 COTD 000690

Preparer's Information (Name & Address):

Kenneth W. Pilota

101 W. Lincoln Highway

Chicago Heights, IL 60411

Doc# 2334615011 Fee \$89.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/12/2023 11:36 AM PG: 1 OF 7

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: July 17, 2019, the County Collector sold the real property identified by the Property Identification Number of: 29-21-400-024-0000, with the ATTACHED legal Description, and Commonly Referred to Address of: 345 Taft Drive, South Holland, IL 60473.

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: 2022 COTD 000690;

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): Village of South Holland with a true post office address and residence of: 16226 Wausau Avenue, South Holland, IL 60473 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 19th day of May, in the year 2023,
OFFICIAL SEAL OF COOK COUNTY:

REAL ESTATE TRANSFER TAX		12-Dec-2023
COUNTY:	0.00	
ILLINOIS:	0.00	
TOTAL:	0.00	

29-21-400-024-0000 | 20231101682723 | 1-986-273-328

Clerk of Cook County
KAREN A. YARBROUGH, COOK COUNTY CLERK

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THREE YEAR DELINQUENT SALE DEED

KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS
LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

See Exhibit A

TAX DEED NUMBER:

No. 06463 Y

MAIL FUTURE TAX BILLS TO:

Village of South Holland
16226 Wausau Avenue
South Holland, IL 60473

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.

Kenneth W. Pilota
Printed Name (Above)

Kenneth W. Pilota
Signature (Above)

11/28/2023
Date Signed (Above)

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

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EXHIBIT A

Legal Description:

The North 346.00 (except the East 330 feet thereof) of Lot 14 in South Holland Industrial Park First Addition, as subdivision of part of the Southwest 1/4 and part of the Southeast 1/4 of Section 21, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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

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

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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: May | 30 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

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

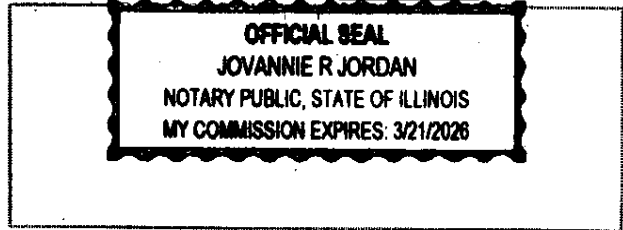
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 30th May | 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 | 28 | 2023

SIGNATURE: [Signature] ^{VILLAGE} ^{ATTORNEY}
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): TIMOTHY LADD

On this date of: 11 | 28 | 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)**)

UNOFFICIAL EXHIBIT COPY

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - COUNTY DIVISION

IN THE MATTER OF THE APPLICATION)	
OF THE COUNTY TREASURER . . . ,)	
)	
VILLAGE OF SOUTH HOLLAND,)	
Petitioner,)	
vs.)	No. 2022 CoTD 000690
GENESIS COMMUNITY CHURCH, INC.,)	
Respondent.)	

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - COUNTY DIVISION

ORDER

Page 1 of 2

IN THE MATTER OF THE APPLICATION
OF THE COUNTY TREASURER . . .

This cause coming to be heard for status of Respondent's §2-1203 Motion to Vacate Order Directing the County Clerk to Issue Tax Deed entered May 19, 2023, and Petitioner advising the court that upon Respondent's compliance with §22-80 of the Property Tax Code, 35 ILCS 200/22-80, it has no objection to the entry of an order vacating the Order Directing Issuance of Tax Deed entered May 19, 2023. ("TXD Order.")

IT IS HEREBY ORDERED: within 90 days from the date this order is entered, in lieu of paying Petitioner, Respondent shall deposit with the Clerk of the Circuit Court, for the benefit of Cook County and at its direction, the sums due as required by §22-80(b) of the Property Tax Code. Upon Respondent's timely payment of those sums, the court will grant Respondent's Motion and enter a final order vacating the TXD Order, and any recorded tax deed shall be void. If timely payment is not made, then after 90 days, the court shall enter an order denying the Motion to Vacate and any recorded tax deed resulting from the TXD Order shall remain in full force. Nothing in this Order shall have any res judicata or estoppel effect on any claims Respondent might have that any recorded tax deed constitutes an unconstitutional taking in violation of the Fifth Amendment to the U.S. Constitution, or Article 1, Section 15 of the Illinois Constitution.

FURTHER ORDERED the time in which the Village of South Holland shall record its tax deed is tolled until December 31, 2023.

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - COUNTY DIVISION

IN THE MATTER OF THE APPLICATION)	
OF THE COUNTY TREASURER . . . ,)	
)	
VILLAGE OF SOUTH HOLLAND,)	
Petitioner,)	
vs.)	No. 2022 CoTD 000690
GENESIS COMMUNITY CHURCH, INC.,)	
Respondent.)	

ORDER
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FURTHER ORDERED this matter is continued for status to October 10, 2023, at 11:00 a.m., before the Honorable Viviana Martinez, via Zoom video conference, ID 977 2570 0908, Password 821555.


Viviana Martinez

JUDGE #2326
August 11, 2023

ENTERED
Judge Viviana Martinez - 2326
AUG 11 2023
IRIS Y. MARTINEZ CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL

Jeffrey S. Blumenthal
ARDC 3124050, Cook County ID 50074
SLUTZKY & BLUMENTHAL
Attorneys for Daniel Hernandez
33 N. Dearborn St., Suite 800
Chicago, IL 60602
(312) 372-1104
jsb@slutzkyblumenthal.com

W:\JEFF\Orders\spivack genesis martinez.wpd

I hereby certify that the document to which this certification is affixed is a true copy.
Date <u>AUG 16 2023</u>
IRIS Y. MARTINEZ Clerk of the Circuit Court of Cook County, IL


UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Cook County Collector**
Mailing Address: **345 West Taft Drive, South Holland, IL 60473**
Telephone No.: **(708)-333-1234**
Attorney or Agent: **Timothy C. Lapp**
Telephone No.: **(708)-333-1234**
Property Address: **345 West Taft
South Holland, IL 60473**
Property Index Number (PIN): **29-21-400-024-0060**
Water Account Number: **0210028000**
Date of Issuance: **12/5/2023**

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on Dec 5th, 2023 by
Cecilia E Acosta
Cecilia E Acosta
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND
By: Mitchell Waddell
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.