

# UNOFFICIAL COPY

## TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

04687

No. \_\_\_\_\_ Y

Case Number: 2021COTD000043

### Preparer's Information (Name & Address):

STANKO MCCARTHY LAW GROUP  
120 N. LaSalle St., Suite 1200  
Chicago, IL 60602



\*2401934021\*

Doc# 2401934021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

01/19/2024 10:56 AM PG: 1 OF 4

Doc# 2217357017 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2022 10:35 AM PG: 1 OF 3

## 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 9, 2018, the County Collector sold the real property identified by the Property Identification Number of: 25-21-401-022-0000, and the ATTACHED Legal Description, and Commonly Referred to Address of: 11518 S. Princeton Ave., Chicago, IL 60628. 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: 2021COTD000043;

Furthermore, I, KAREN YARBROUGH, County Clerk of the County of COOK, in the State of Illinois, with an office located at 118 North Clark Street, Room 434, 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 GRANTEE(S): LUNA, LLC which has/have a residence of: 10529 South F Avenue, Chicago IL 60617 and to his, her, its or their heirs, successors and assigns FOREVER, the above-referenced real estate, as described.

*\*NOEL PEREZ (per court order)*

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 by 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 he 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 2022,

OFFICIAL SEAL OF COOK COUNTY:

KAREN A. YARBROUGH, COOK COUNTY CLERK

Clerk of COOK County

# UNOFFICIAL COPY

# ANNUAL TAX SALE DEED

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

LOT 42 IN BLOCK 1 IN HOWEL GANO'S ADDITION TO PULLMAN BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**TAX DEED NUMBER:**

No. 04687 Y

**MAIL FUTURE TAX BILLS TO:**

LUNA, LLC  
10529 South F Avenue  
Chicago, IL 60617

**EXEMPTION LANGUAGE:**


The foregoing Tax Deed is issued pursuant to §35 ILCS 200/22. 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.



Andrew Clesen  
Printed Name (Above)

[Signature]  
Signature (Above)

6-7-22  
Date Signed (Above)

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

REAL ESTATE TRANSFER TAX		22-Jun-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		22-Jun-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-21-401-022-0000 | 20220601655455 | 1-828-037-888

25-21-401-022-0000 | 20220601655455 | 0-929-392-720

\* Total does not include any applicable penalty or interest due.

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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: 06 | 06 | 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

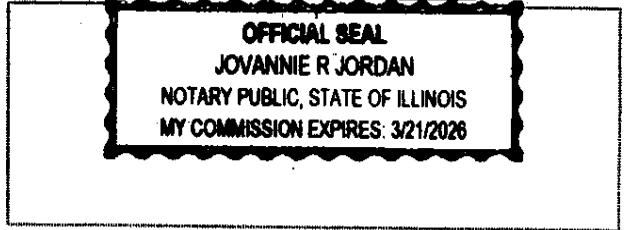
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 06 | 06 | 2022

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: 6 | 7 | 2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

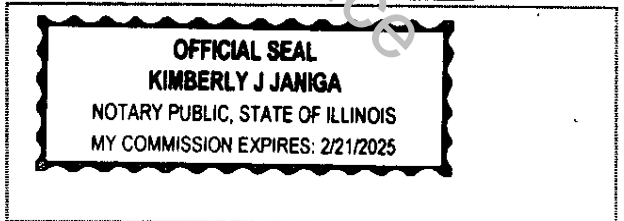
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 6 | 7 | 2022

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 COPY

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

IN THE MATTER OF THE APPLICATION OF )  
 THE COUNTY TREASURER AND EX-OFFICIO )  
 COUNTY COLLECTOR OF COOK COUNTY, )  
 ILLINOIS, FOR ORDER OF JUDGMENT AND )  
 SALE AGAINST REAL ESTATE RETURNED )  
 DELINQUENT FOR THE NON-PAYMENT OF )  
 GENERAL TAXES FOR THE YEAR 2016 )  
 )  
 PETITION OF LUNA, LLC )  
 FOR TAX DEED )

Case No. 2021COTD000043  
 (Cal. 6, Judge Conway)

### ORDER

This cause coming before this Court on Petitioner's Motion to Amend Orders *nunc pro tunc*, due notice given and the court fully advised in the premises, **IT IS HEREBY ORDERED:**

1. The Order Directing Issuance of Tax Deed and the Order for substitution of parties entered by this Court on May 19, 2022 are amended *nunc pro tunc* to change the Petitioner from Luna, LLC to Noel Perez.
2. Noel Perez is granted leave to correct and rerecord the tax deed.
3. All other terms of the May 19, 2022 Orders shall remain unchanged.

ENTER:

*Marcia O'Brien Conway #2325*

Judge **ENTERED**  
 Judge Marcia O'Brien Conway-2325  
 DEC 28 2023  
 IRIS Y. MARTINEZ  
 CLERK OF THE CIRCUIT COURT  
 OF COOK COUNTY, IL

Emmett R. McCarthy  
 emccarthy@smlg.law  
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 Chicago, Illinois 60602  
 (312) 236-8400  
 Firm ID 62047