UNOFFICIAL COPY

TAX DEED - SCAVENGER SALE STATE OF ILLINOIS)	Karen A. Yarbrough Cook County Clerk	
) SS COUNTY OF COOK	Date: 01/22/2024 11:41 AM Pg: 1 of 3	
No. (1 / 2 / Y	Dec ID 20240101608722 ST/CO Stamp 0-378-229-808	
Case Number: 2022 COTD 707		
Preparer's Information (Name & Address:		
Matthew Simo		
1804 N. Naper Blvd #350		
Naperville, Illinos 60563		
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 TA	AXES for THREE OR MORE YEARS, Pursuant to §35 ILCS	
200/21-260, held in Cook County on:July 15, 2019		
the Property Identification Number of:15-10-308-0	113-0000 , with the ATTACHED legal Description,	
and Commonly Referred to Address of: 520 S. 24TH	AVENUE, Bellwood, II 60104.	
And the real property not having been redeemed from the sale, ε and it a	appearing that the holder of the Certificate of Purchase of said	
real property has complied with the laws of the State of Illinois, necess	e.v 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 Nun	nber. 2 <u>022 COTD 707</u> ;	
Furthermore, I, KAREN A. YARBROUGH, County Clerk of the Coun	ty of Cook, ir the State of Illinois, with an office located at 118	
North Clark Street, Room 434, in Chicago, Illinois 60602, in consider	eration of the premises and by virtue of the compiled statutes of	
the State of Illinois in such cases provided, grant and convey to the G	RANTEE(S): VILLAGE OF BELLWOOD	
with a true post office address and residence of: 3200 WASHIN	IGTON BLVD., BELLWOOD, IL 60104	
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 the records the same within one year from and after the time for redemption based, shall, after the expiration of the one year period, be absolutely to is prevented from obtaining a deed by injunction or order of any court of or a tax deed, or by the refusal of the clerk to execute the same deed, computation of the one year period."	n expires, the certificate or deed, and the sale on which it is void with no right to reimbursement. If the holder of the certificate or the refusal or inability of any court to act upon the application	
Given under my hand and seal, this day of	$\frac{\mathcal{Y}}{\mathcal{Y}}$, in the year $\frac{\mathcal{Y}}{\mathcal{Y}}$,	
OFFICIAL SEAL OF COOK COUNTY:		
The same of the sa	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):

LOT 3 (EXCEPT THE SOUTH 59 FEET THEREOF) IN BLOCK 12 IN WILLIAM B.

WALRATH'S SUBDIVISION, A SUBDIVISION OF THE WEST 17 CHAINS AND 2 LINKS

OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD

PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED

OCTOBER 13, 1910 IN BOOK 108 OF PLATS, PAGE 25, AS DOCUMENT

4643766, IN COOK COUNTY, ILLINOIS.

	,	
TAX DEED	NUMB	ER:

No.	0/	. *. /	γ
10.			•

MAIL FUTURE FAX BILLS TO:
VILLAGE OF BELLWOOD
3200 WASHINGTON BLVD.
BELLWOOD, IL, 60164

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.

MATTHEW SIMO	MSVO	10/17/23
Printed Name (Above)	Signature (Above)	Date Signed (Above)

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

VILLAGE OF BELLWOOD
REAL ESTATE TRANSFER TAX

13820 \$ FLOREY

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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 tifle 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. SIGNATURE: GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Subscribed and swor, to before me, Name of Notary Public: By the said (Name of Grantor): Ta AFFIX NOTARY STAMP BELOW OFFICIAL SEAL On this date of: JOVANNIE R JORDAN NOTARY PUBLIC, STATE OF ILLINOIS NOTARY SIGNATURE: (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, 5.0 !!linois 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 Illino	ois.			
DATED: [3 , 20 23	SNATURE:			
	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:	Golzar Afghani.			
By the said (Name of Grantée): VIIIAGE OF BELLWOOD, UO MOHIBO	USIMO AFFIX NOTARY STAND BELOW			
On this date of: 310 NOV. , 2023	The state of the s			
NOTARY SIGNATURE:	"OFFICIAL SEAL" GOLZAR AFGHANI			

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 Illinois Real Estate Transfer Act: (35 ILCS 200/Art, 31)

MY COMMISSION EXPIRES 10/6/2026