

UNOFFICIAL COPY

TAX DEED – SCAVENGER SALE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

No: 07217 Y

Case Number: 2022COTD001614

Preparer's Information (Name & Address):

Joel Knosher
Denzin Soltanzadeh LLC
190 S. LaSalle Street, Suite 2160
Chicago, Illinois 60603



Doc#: 2402434013 Fee \$88.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 01/24/2024 11:34 AM 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 25, 2022, the County Collector sold the real property identified by the Property Identification Number of: 25-28-117-028-0000 with the ATTACHED Legal Description, and Commonly Referred to Address of: 12140 S Union Ave, Chicago, Illinois 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: 2022COTD001614;

Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of Cook, in the State of Illinois, with an office located at 118 N. Clark Street, Rm 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: COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY, with a true post office address and residence of: 69 West Washington Street, Floor 31, Chicago, Illinois 60602 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 by the refusal or inability for 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 8th day of August, in the year 2023

OFFICIAL SEAL OF COOK COUNTY:

Clerk of Cook County

KAREN A. YARBROUGH, COOK COUNTY CLERK

REAL ESTATE TRANSFER TAX 24-Jan-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

25-28-117-028-0000 | 20240101617016 | 0-460-590-128

REAL ESTATE TRANSFER TAX

24-Jan-2024



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

25-28-117-028-0000 | 20240101617016 | 0-709-135-408

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

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THREE YEAR DELINQUENT SALE DEED

KAREN A. YARBROUGH – COUNTY CLERK OF COOK COUNTY,
ILLINOIS

**LEGAL DESCRIPTION FOR PROPERTY (OR ATTACHED IF MORE SPACE
NEEDED):**

LOT 8 IN BLOCK 35 IN WEST PULLMAN IN THE WEST 1/2 OF THE NORTHEAST 1/4
AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:

No. 07217 Y

MAIL FUTURE TAX BILLS TO:

CCLBA
69 W. Washington Street, Floor 31
Chicago, Illinois 60602

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.

Caithlyn Shannon
Printed Name

[Signature]
Signature

12/5/2023
Date Signed

PLEASE AFFIX MUNICIPAL TRANSFER STAMPS BELOW AS NECESSARY OR ATTACHED AS A
SEPARATE PAGE

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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 30, 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: _____

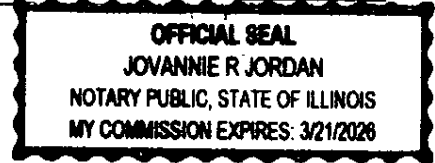
By the said (Name of Grantor): Karen A. Yarbrough

On this date of: 30th 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 05, 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: _____

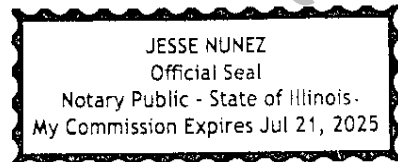
By the said (Name of Grantee): Caitlyn Shannon

On this date of: 12 05, 2023

NOTARY SIGNATURE: _____

[Handwritten 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)**)