TAX DEED - SCAVENGER SALE
STATE OF ILLINOIS )
SS.
COUNTY OF Cook )

No.: \_\_\_\_\_\_\_Y

Case Number: 2020COTD000291

Doc#. 2406828100 Fee: S107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/8/2024 12:41 PM Pg: 1 of 4

Dec ID 20240201640250 City Stamp 0-613-446-192 City Tax S0.00

Preparer's Information (Name & Address): John Stanko STANKO MCCARTHY LAW GROUP 120 N. LaSalle St., Suite 1200 Chicago, IL 60602

#### TAX DEED PURSUANT TO §35 ILCS 200/21-260(e). Collector's Scavenger Sale

At a PUBLIC SALE OF REAL EST/TE for the NON-PAYMENT OF TAXES for THREE OR MORE YEARS, Pursuant to §35 ILCS 200/21-260 held in Cook County on: July 24, 2017, the County Collector sold the real property identified by the Property Identification Number of: 25-2-321-001-0000, and the ATTACHED Legal Description, and Commonly Referred to Address of: 557 W. 125th Pl. Chica 10, IL 60628-7135. 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: 2020COTTC00291;

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): White Cedar Properties, LLC with a true post office address and residence of: FOBox 8795, Carol Stream, IL 60197, and to his, her, its or their heirs, successors and assigns FOREVER, the above-reference 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 express, 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 6th day of November, in the year 2023

OFFICIAL SEAL OF Cook COUNTY:

KAREN A. YARBROUGH, Cook COUNTY CLERK

**Clerk of Cook County** 

# 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 5 IN BLOCK 2 IN PONAND CO'S 127TH AND WALLACE ST SUBDIVISION OF PART OF LOT 19 OF ANDREW'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINC! PAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### TAX DEED NUMBER:

No. Ox (17.5) Y

## MAIL FUTURE TAX BILLS TO:

White Cedar Properties, LLC PO Box 8795 Carol Stream, IL 60197

### 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.

Printed Name (Above)

Signature (Above)

Date Signed (Above)

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

## 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: 1 9 , 2024 SI	GNATURE:	
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:	- Constitution	
By the said (Name of Grantci): Karen A. Yarbrough	AFFIX NOTARY STAMP BELOW	
On this date of: 9th Jan 2024	OFFICIAL SEAL JOVANNIE R JORDAN	
NOTARY SIGNATURE: AVANUE . Jos fan	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 3/21/2026	
0/		
GRANTEE SECTION		
The <b>GRANTEE</b> or her/his agent affirms and verifies that the name of the <b>GRANTEE</b> shown on the deed or assignment		
of beneficial interest (ABI) in a land trust is either a natural person a	Illinois corporation or foreign corporation	
authorized to do business or acquire and hold title to real estate in III.	incles a partnership authorized to do husiness or	
acquire and hold title to real estate in Illinois or other entity recognize	of as a person and authorized to do business of	
acquire and hold title to real estate under the laws of the State of Illin	iois.	
DATED. 1 1 0 1 1 and 1	GNATURE:	
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY with witnesses the GRANTEE signature.		
	00 700 100 100 100	
Subscribed and sworn to before me, Name of Notary Public:	House M. Horowal	
By the said (Name of Grantee):	AFFIX NOTARY STAMP BELOW	
On this date of: 1 25 , 2024	Official Sea. Andreine Ambroziak	
NOTARY SIGNATURE:	Notary Public State of Illinois Comm # 960186 My Commission Expires 10/12/2026	

#### 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 <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

NSFER TAX	27-Feb-2024
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *
	CTA:

Property of Cook County Clerk's Office 25-28-321-001-0000 | 20240201640250 | 0-613-446-192 \* Total does not include any applicable penalty or interest due.