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Doc# 2412210013 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/1/2024 12:37 PM

PAGE: 1 OF 3

**TAX DEED - ANNUAL TAX SALE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

No.: 07588 Y

Case Number: 2023COTD000265

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

BALIN LAW, PC  
100 N. LASALLE ST., SUITE 1200  
CHICAGO, IL 60602

**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: November 9, 2021, the County Collector sold the real property identified by the Property Identification Number of: 24-13-217-029-0000, and the ATTACHED legal Description, and Commonly Referred to Address of: 10432 S. Western Ave., Chicago, Il 60643. 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: 2023COTD000265;

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): GOLDEN THUNDER, LLC which has/have a residence of: 832 Custer Ave, Evanston, IL 60201, 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 28TH day of March, in the year 2024,  
**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 14 IN BLOCK 2 IN ARTHUR DUNAS BEVERLY BILLS MANOR IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT THEREOF RECORDED SEPTEMBER 18, 1922 AS DOCUMENT 7648188, IN COOK COUNTY, ILLINOIS

**TAX DEED NUMBER:**No. 07588 Y**MAIL FUTURE TAX BILLS TO:**

GOLDEN THUNDER, LLC  
832 Custer Ave.  
Evanston, IL 60201

**EXEMPTION LANGUAGE**

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). 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.

Printed Name (Above)

Signature (Above)

Date Signed (Above)

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

01-May-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

24-13-217-029-0000 | 20240401691708 | 0-532-359-472

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

**REAL ESTATE TRANSFER TAX**

01-May-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-13-217-029-0000

| 20240401691708 | 1-459-603-760

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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: 04 | 17TH | 2024

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION:

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

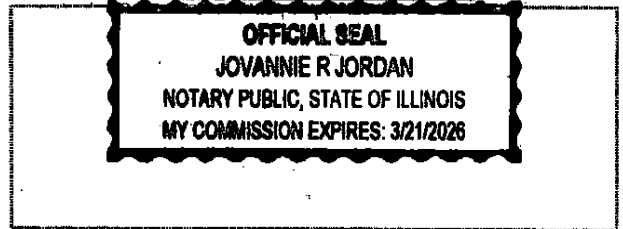
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 17TH | 04 | 2024

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: 04 | 23 | 2024

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION:

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

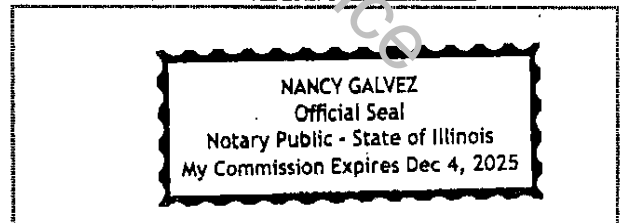
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Louis J. Phillips

On this date of: 04 | 23 | 2024

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)**)