

UNOFFICIAL COPY

TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS

COUNTY OF COOK

No.:

07694

CG

Case Number: 2023COTD000379

Preparer's Information (Name & Address):

Skalnik Legal Services

1018 W. Madison Street, #2A

Chicago, Illinois 60607



Doc# 2417208026 Fee \$88.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/20/2024 1:43 PM

PAGE: 1 OF 3

TAX DEED PURSUANT TO §35 ILCS 200/22. Tax Deeds and Procedures

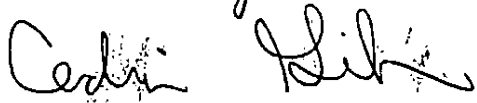
At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in Cook County on: November 10, 2021, the County Collector sold the real property identified by the Property Identification Number of: 16-11-408-056-0000, and the ATTACHED legal Description, and Commonly Referred to Address of: 3322 West Walnut Street Chicago, IL 60624. 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: 2023COTD000379;

Furthermore, I, CEDRIC GILES, 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): Monica Henao & Mireya Hurtado which has/have a residence of: 3116 West Lake Street, Chicago, Illinois 60612, 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 7th day of May, in the year 2024,
OFFICIAL SEAL OF COOK COUNTY:


Clerk of Cook County
CEDRIC GILES, COOK COUNTY CLERK,

UNOFFICIAL COPY

ANNUAL TAX SALE DEED

CEDRIC GILES | COUNTY CLERK OF COOK COUNTY, ILLINOIS

DESCRIPTION FOR PROPERTY (or attach if more space needed):

LOT 26 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 2, 5, 8 AND 11 OF TYRELL BARRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, LYING NORTH OF LAKE ST, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:

No. 07694 CG

MAIL FUTURE TAX BILLS TO:

Monica Henao & Mireya Hurtado
3116 West Lake Street
Chicago, Illinois 60612

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



Addy Montenegro
Printed Name (Above)

[Signature]
instrument.
Signature (Above)

6/12/24.
Date Signed (Above)

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

REAL ESTATE TRANSFER TAX		20-Jun-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		20-Jun-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-11-408-056-0000 | 20240601633487 | 0-894-860-592

16-11-408-056-0000 | 20240601633487 | 1-430-453-552

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

UNOFFICIAL COPY

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: June 3, 2024

SIGNATURE: Cedric Giles
GRANTOR or AGENT

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

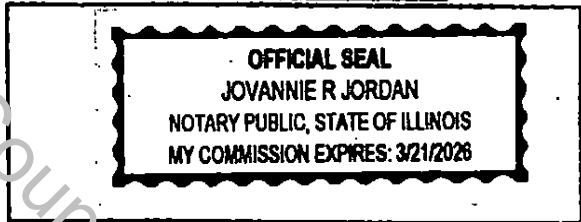
Subscribed and sworn to before me, Name of Notary Public: Jovannie R. Jordan

By the said (Name of Grantor): Cedric Giles

On this date of: 3rd June, 2024

NOTARY 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: 6/12/2024

SIGNATURE: [Signature]
GRANTEE or AGENT

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

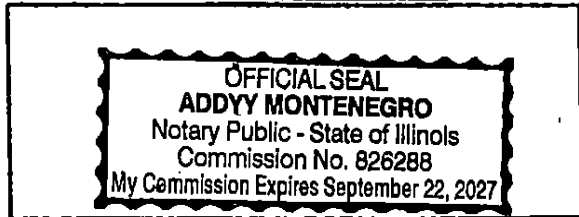
Subscribed and sworn to before me, Name of Notary Public: Addy Montenegro

By the said (Name of Grantee): Kevin Skalnik

On this date of: 6/12/2024

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)**)