

UNOFFICIAL COPY

TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

No: 07730 CG

Case Number: 2023COTD000055

Preparer's Information (Name & Address):

CARTER LEGAL GROUP, P.C.
225 W. WASHINGTON, SUITE 1130
CHICAGO, ILLINOIS 60606



Doc# 2418009014 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/28/2024 11:38 AM
PAGE: 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 16, 2022, the County Collector sold the real property identified by the Property Identification Number of: 18-14-401-011-0000, with the ATTACHED legal Description, and Commonly Referred to Address of: a land locked parcel of real estate where the westerly point is located approximately 190 feet north of the B & O C T R.R. and approximately 560 feet south easterly of the Canadian National R.R. also known by the Cook County Assessor as 7955 W. 59th St, Summit, IL 60501. 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: 2023COTD000055;

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): Nationwide Freight, Inc with a true post office address and residence of: 7955 W. 59th St. Suite A, Summit, IL 60501, 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 14TH day of June, in the year 2024,

OFFICIAL SEAL OF COOK COUNTY:

CEDRIC GILES, COOK COUNTY CLERK

Clerk of Cook County

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THREE YEAR DELINQUENT SALE DEED

CEDRIC GILES | COUNTY CLERK OF COOK COUNTY, ILLINOIS

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

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14 COMMENCING ON THE EAST LINE OF SAID SECTION 996.40 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SECTION 13 THENCE SOUTH 71°52' WEST 46.65 FEET THENCE SOUTHWESTERLY ON A CURVE HAVING A RADIUS OF 1166.28 FEET CONVEX SOUTHERLY ALONG AN ARC MEASURING 248.22 FEET THENCE SOUTH 53°10'50" EAST TO A POINT ON THE EAST LINE THENCE NORTH ON THE EAST LINE TO THE POINT OF BEGINNING IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14 TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY, ILLINOIS

TAX DEED NUMBER:

No. 07730 CG

MAIL FUTURE TAX BILLS TO:

Nationwide Freight, Inc
7955 W. 59th St. Suite A
Summit, IL 60501

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.

Jamre Schmircke
Printed Name (Above)

Jamie
Signature (Above)

6/27/24
Date Signed (Above)

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

| REAL ESTATE TRANSFER TAX | | 28-Jun-2024 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 18-14-401-011-0000 20240601641587 1-104-421-680 | | |

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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: JUNE 24 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:

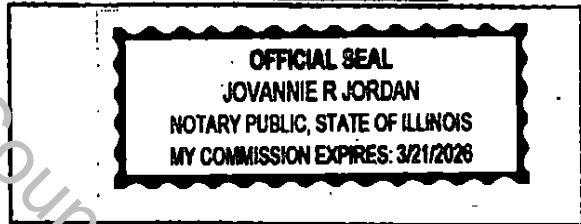
Jovannie R. Jordan

By the said (Name of Grantor): Cedric Giles

On this date of: 24 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: 06 27 2024

SIGNATURE: Jamie Schmitzke
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:

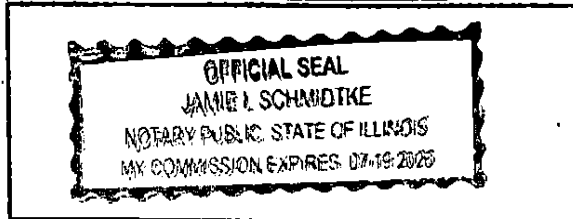
Jamie Schmitzke Jamie Schmitzke

By the said (Name of Grantee): Nationwide Freight Inc

On this date of: 06 27 2024

NOTARY SIGNATURE: Jamie Schmitzke

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)**