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TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

No: 07806 CG

Case Number: 2021COTD000971

Preparer's Information (Name & Address):

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

Doc# 2425710005 Fee \$88.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 9/13/2024 10:39 AM
PAGE: 1 OF 3

TAX DEED PURSUANT TO §35 ILCS 200/21-260(c), 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 July 18, 2019, the County Collector sold the real property identified by the Property Identification Number of: 20-25-404-004-0000 with the ATTACHED Legal Description, and Commonly Referred to Address of: 2219 E. 75th Street, Chicago, Illinois 60649. 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: 2021COTD000971;

Furthermore, I, CEDRIC GILES, 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, FL 31, Chicago, Illinois 60602 and to his, hers, its of 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 22nd day of August, in the year 2022

OFFICIAL SEAL OF COOK COUNTY:

Clerk of Cook County

CEDRIC GILES, COOK COUNTY CLERK

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THREE YEAR DELINQUENT SALE DEED

CEDRIC GILES – COUNTY CLERK OF COOK COUNTY, ILLINOIS
LEGAL DESCRIPTION FOR PROPERTY (OR ATTACHED IF MORE SPACE
NEEDED):

LOT 22 THE EAST 24 FEET OF LOT 23 IN BLOCK 3 IN BOYD AND HALLS SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:

No. 07806 CG

MAIL FUTURE TAX BILLS TO:

CCLBA
69 W. Washington Street, FL 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.



Caitlyn Sharrow
Printed Name

[Signature]
Signature

7/25/2024
Date Signed

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

REAL ESTATE TRANSFER TAX		12-Sep-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-25-404-004-0000 20240801685906 1-309-708-464		

REAL ESTATE TRANSFER TAX		13-Sep-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-25-404-004-0000 20240801685906 1-507-053-744		

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

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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: July 12th 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:

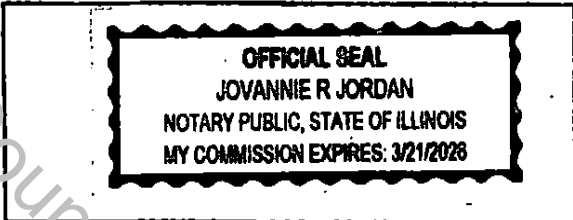
Jovannie R. Jordan

By the said (Name of Grantor): Cedric Giles

On this date of: July 1, 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: 07 125 20 24

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:

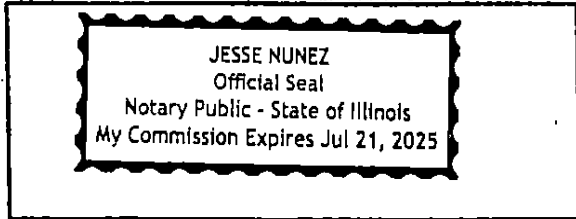
Jesse Nunez

By the said (Name of Grantee): Caitlyn Sharon

On this date of: 07 1 25 20 24

NOTARY SIGNATURE: Jesse Nunez

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)