

UNOFFICIAL COPY

TAX DEED-SCAVENGER SALE

DEPT-11 TORRENS \$25.50
 T40013 TRAN 4207 10/23/96 12112100
 44551 + TB *-96-807461
 COOK COUNTY RECORDER

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

No. 6943 D.

96807461

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for two or more years, pursuant to Section 24-260 of the Illinois Property Tax Code, as amended, held in the County of Cook on August 11 1995, the County Collector sold the real estate identified by permanent real estate index number 31-11-403-010-0000 and legally described as follows:

The South 100 feet of the North 1200 feet (measured on the East line) of that part of the North 1/2 of the South East 1/4 of Section 11, Township 35 North, Range 13, East of the Third Principal Meridian, lying East of the Center line of Governor's Highway, in Cook County, Illinois.

This deed prepared by Stanford D. Marks, 161 N. Clark Street, Chicago, Illinois 60601
 This instrument, a Tax Deed, EXEMPT from Real Estate Transfer Tax Stamps

Section 11, Town 35 N. Range 13
 East of the Third Principal Meridian, situated in said Cook County and State of Illinois;

And the real estate not having been redeemed from the sale, and it appearing that the holder of the Certificate of Purchase of said real estate has complied with the laws of the State of Illinois, necessary to entitle him to a Deed of said real estate, as found and ordered by the Circuit Court of Cook County:

I, DAVID D. ORR, County Clerk of the County of Cook, Illinois, 118 N. Clark Street, Rm. 434, Chicago, Illinois, in consideration of the premises and by virtue of the statutes of the State of Illinois in such cases provided, grant and convey to PHOENIX BOND & INDEMNITY COMPANY residing and having his (her or their) residence and post office address at 161 North Clark Street, Suite #3040, Chicago, Illinois 60601 his (her or their) heirs and assigns FOREVER, the said Real Estate hereinabove described

The following provision of the Compiled Statutes of the State of Illinois, being 35 ILCs 200/22-85, is recited, pursuant to 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 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 11th day of October 19 96 ²⁵⁵⁰

David D. Orr

County Clerk

96807461

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No. **6943**

D.

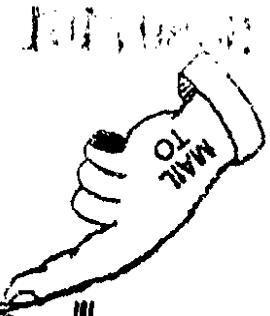
**TWO YEAR
DELINQUENT SALE**

DAVID D. ORR
County Clerk of Cook County Illinois

TO

PHOENIX BOND & INDEMNITY
COMPANY

95 COTDS 0425



MAIL TO:

PHOENIX BOND & INDEMNITY COMPANY
161 NORTH CLARK STREET #3040
CHICAGO, ILLINOIS 60601

Property

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 18th October, 1996 Signature: David D. Orr
Grantor or Agent

Subscribed and sworn to before me by the said DAVID D. ORR this 18th day of October, 1996.



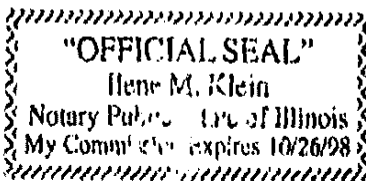
Notary Public Eileen T Crane

The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 10/23, 1996 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said SD MARKS this 23 day of OCTOBER, 1996.

Notary Public J. Lane M. Klein



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]

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