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3933506

TAX DEED—REGULAR FORM.

Revised Form 61

STATE OF ILLINOIS, }
Cook County } SS.

No. **74 59** R.

Whereas, at a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES, made in the County aforesaid, on the

22nd day of January A. D. 1987, the following described Real Estate was sold, to-wit:

Lot 17 in Block 20 in Circuit Court Partition of the Southeast Quarter (except Railroad Lands) of Section 31, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded March 4, 1885, as Document Number 607499 in Book 19 of Plats, page 70, all in

Permanent Index No. 21-31-415-001

Commonly described as:

8400 S. Baker

Chicago, IL 60617

3933506

12-18-90

Buyer: Seller or

Section 31 Town 38 N. Range 15 East of the Third Principal Meridian, situated in said Cook County and State of Illinois:

And Whereas, the same not having been redeemed from said 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.

Now, Therefore, Know ye that I, STANLEY T. KUSPER, JR., County Clerk of said County of Cook, residing and having my postoffice address at 5445 N. Sheridan Rd., Chicago, Cook County, Illinois, in consideration of the premises, and by virtue of the Statutes of the State of Illinois, in cases provided do hereby grant and convey unto F. & B. INVESTMENTS, residing and having his (her or their) residence and postoffice address at 509 S. Oak Park, Oak Park, IL 60304, his (her or their) heirs and assigns FOREVER, the Real Estate hereinabove described.

The following provisions of the Revised Statutes of said State of Illinois, being Section 752 of Chapter 120 is recited, pursuant to law:

"Unless the holder of the Certificate for Real Estate purchased at any Tax Sale under this act takes out the Deed as entitled by law, and files the same for record within one year from and after the time for redemption expires, the said Certificate or Deed, and the sale on which it is based, shall, from and after the expiration of such one year, be absolutely null. If the holder of such Certificate shall be prevented from obtaining such Deed by injunction or order of any Court, or by refusal of the Clerk to execute the same, the time he is so prevented shall be excluded from the computation of such time."

Given under my hand and the seal of our Court, this 11th day of October A. D. 1990

Stanley T. Kusper, Jr. County Clerk.

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1300

Property of Cook County Clerk's Office

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393
IN THE COUNTY COURT OF
COOK COUNTY

In the matter of the application of the County
Treasurer for Order of Judgment and Sale
against Realty.

For the Year 1985
Address
7459
K.

TAX DEED

STANLEY T. KUSPER, JR.
County Clerk of Cook County, Illinois

F. & B. INVESTMENTS

This instrument prepared by
and MAIL TO:

RICHARD D. GLICKMAN
111 W. Washington - 1025
Chicago, IL 60602

RICHARD D. GLICKMAN
ATTORNEY AT LAW
111 W. WASHINGTON STREET
SUITE 1025
CHICAGO, ILLINOIS 60602

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CAROL MOSELEY BRAUN

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

Re: Certificate of Title No. 1394732 Vol. 2794-2 Page 367
Case No. 89 CoTD 2302

(Legal Description Attached Hereto)

Carol Moseley Braun
Registrar of Titles
Cook County, Illinois

Dear Registrar:

I have examined the proceedings in the Circuit Court of Cook County, Illinois, Case No. 89 CoTD 2302 entitled In the Matter of the Application of the County Treasurer and Ex Officio County Collector of Cook County, Illinois, for Order of Judgment and sale of lands and lots returned delinquent for nonpayment of general taxes for the year 1985 and prior years. Petition of F & B Investments, Inc. covering the real estate described in the foregoing Certificate of Title; also examined Tax Deed No. 7459 X issued on October 11, 1990 by Stanley T. Kusper, Jr., County Clerk of Cook County, Illinois, to F & B Investments, pursuant to Order entered October 11, 1990 upon the sale of January 22, 1987, and I find that title to the real estate described in the foregoing Deed and Certificate of Title will be vested in:

F & B INVESTMENTS INC.

Subject to:

1. All unpaid general taxes and special assessments not covered by said proceedings shown by our tax search.
2. All sales, forfeitures and withdrawals for unpaid general taxes and special assessments.
3. Statutory limitations upon the right of the grantee in the above deed to register the same within one year after the expiration of the redemption on December 21, 1989.
4. Right of any party interested by appeal, writ of error proceedings instituted under the Soldiers' and Sailors' Civil Relief Act or other direct proceedings to have set aside, modified or reversed within the time allowed by law the Order entered October 11, 1990, in the Circuit Court of Cook County, Illinois, Case No. 89 CoTD 2302, and entitled Petition of F & B Investments, Inc.
5. Right of any party served by publication and their heirs, devisees, executors, administrators or other representatives of any such party to appear and be heard touching the matter of the Order entered October 11, 1990, in the Circuit Court of Cook County, Illinois, Case No. 89 CoTD 2302, and entitled Petition of F & B Investments, Inc.

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443-5088

APPLICATION NO 22865
DOCUMENT NO 3342609
MAR 7 1984

VOLUME 2794-2 PAGE 367
CERTIFICATE NO 1394732
OWNER EVANSTON BANK, AS TRUSTEE, TRUST NO. 1307.

867

CERTIFICATE OF TITLE

Date Of First Registration

DECEMBER EIGHTEENTH (18th) 1939
TRANSFERRED FROM
CERTIFICATE NO 1136684

STATE OF ILLINOIS }
COOK COUNTY } ss.

I Sidney R. Olsen Registrar of Titles in
and for said County, in the State aforesaid, do hereby certify that

EVANSTON BANK, an Illinois corporation, as Trustee,
under the provisions of a trust agreement dated the
21st day of October, 1983, known as Trust Number 1307.

of the CITY OF EVANSTON County of COOK and State of ILLINOIS
is the owner of an estate in fee simple, in the following described
land situated in the County of Cook and State of Illinois.

DESCRIPTION OF LAND

LOT SEVENTEEN-----(17)

In Block Twenty (20) in Circuit Court Partition of the Southeast Quarter (1) (except Railroad
Lands) of Section 31, Township 38 North, Range 15, East of the Third Principal Meridian, in
Cook County, Illinois, according to Plat thereof recorded March 4, 1885, as Document Number
607499 in Book 19 of Plats, Page 70.

Subject to the Estates, Easements, Incumbrances and Charges noted on
the following memorials page of this Certificate.

Witness My hand and Official Seal

this TWENTY THIRD (23rd) day of NOVEMBER A. D. 1983

11-23-83 DDJ

Sidney R. Olsen
Registrar of Titles, Cook County, Illinois

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Certificate of Title No. 1394732
Case No. 89 CoTD 2302

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6. Possible Federal Tax Liens that may be disclosed by a search of the records in the Office of the Recorder of Deeds.

7. Upon registration of the aforesaid Order and Tax Deed and without surrender of the outstanding Owner's Duplicate Certificate of Title. Charge \$2.00 per \$1,000.00, pursuant to Ill. Rev. Stat Ch. 30, §120,136.

Very truly yours,

Thomas A. Robinson
Thomas A. Robinson
Examiner of Titles

vgi
November 9, 1990

	COSTS
TAX DEED	\$ 13.00
ORDER	13.00
NEW CERTIFICATE	20.00
FEDERAL DEED RECORD	11.00
TAX SEARCH	11.00
INDEMNITY FUND	20.00
ASSIGNMENT FEE	\$ 88

Ernest L. Rudolph
EXAMINER

DATE 12-18-90

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