

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, COUNTY DIVISION

IN THE MATTER OF THE APPLICATION	)	
OF, ETC.	)	
	)	CASE NO.
PETITION	)	
FOR TAX DEED	)	Calendar No.

**APPLICATION FOR AN ORDER DIRECTING THE  
COUNTY CLERK TO ISSUE A TAX DEED**

Now comes \_\_\_\_\_, hereinafter referred to as "Petitioner," by  
\_\_\_\_\_, its attorney, and applies for an Order Directing the Cook  
County Clerk to Issue Tax Deed and for other relief. In support thereof, Petitioner states as follows:

1. Date of Tax Sale: \_\_\_\_\_

2. Taxes Purchased:

Annual Tax Sale, Years Purchased: \_\_\_\_\_

Scavenger Tax Sale, Years Purchased: \_\_\_\_\_

Forfeiture Tax Sale, Years Purchased: \_\_\_\_\_

Special Assessment Sold, Municipality, Warrant, Install.: \_\_\_\_\_

\_\_\_\_\_

3. Name of Purchaser: \_\_\_\_\_

Certificate of Purchase has been assigned as follows:

Name of Assignee: \_\_\_\_\_

Date of Assignment: \_\_\_\_\_

4. Certificate of Purchase Number: \_\_\_\_\_

A copy of both sides of the certificate is attached as Exhibit "A."

5. Permanent Property Index Number: \_\_\_\_\_

6. Property Address: \_\_\_\_\_

7. Date of Filing Petition for Tax Deed: \_\_\_\_\_

Date of Filing Amended Petition for Tax Deed: \_\_\_\_\_

8. The subject property is residential (or commercial, or mixed use, or vacant lot) and occupied (or unoccupied). The corresponding statutory period of redemption is: \_\_\_\_\_

9. The original period of redemption expired on: \_\_\_\_\_

The period of redemption was extended \_\_\_\_\_ times, as follows:

<u>Redemption Extension Filing Date</u>	<u>New Redemption Date</u>

The final redemption date as extended was: \_\_\_\_\_

The property was not redeemed prior to the final redemption date. Copies of all extensions of the period of redemption bearing the Cook County Clerk's green stamp are attached hereto as Group Exhibit "B."

10. The notice serving period was: \_\_\_\_\_ to \_\_\_\_\_

11. The person in whose name the taxes were last assessed as shown by the most recent tax collector's warrant books on the date of the notice required by 35 ILCS 200/22-5 was

\_\_\_\_\_ at an address of

\_\_\_\_\_. The notice required by said Section of the Property Tax Code was delivered to the County Clerk for mailing on

\_\_\_\_\_, within 4 months and 15 days of the date of tax sale

listed in Paragraph 1. A copy of the notice required by 35 ILCS 200/22-5 bearing the Cook County Clerk's green stamp is attached hereto as Exhibit "C."

12. The last tax assessee of record pursuant to 35 ILCS 200/22-5 is (or is not) the property owner of record.

13. Petitioner completed a diligent search including the following in an effort to identify the owners, occupants and parties interested in the subject property:

- ÿ Title Search / CCRD or Title Company
  - ÿ Inspection
  - ÿ Search of Voter Registration Records
  - ÿ Search of Phone Books
  - ÿ Interview Adjacent Property Owners Named \_\_\_\_\_
  - ÿ Judgment Search
  - ÿ Search of Probate Files / Decedent's Estate
  - ÿ Check Post Office for Forwarding Address
  - ÿ Online Persons Search
  - ÿ Other \_\_\_\_\_
- 
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A copy of the evidence of search of public records is attached hereto as Exhibit "D."

14. The names and addresses of the parties who are or may be owners, occupants and parties interested in the subject property, including any decedent's estates, unknown heirs, and legatees; their purported interest in the property; and, the manner and date of service of notice required by 35 ILCS 200/22-10, including any certified mailings, as indicated on the returns of service are as follows:

<u>Name and Address</u> <u>of Party</u>	<u>Purported Interest</u> <u>in the Property</u>	<u>Address of</u> <u>Service</u> <u>(if different)</u>	<u>Manner of</u> <u>Service</u>	<u>Date of</u> <u>Service</u>

A copy of the notice required by 35 ILCS 200/22-10 is attached hereto as Exhibit "E." Copies of the returns of service are attached hereto as Group Exhibit "F."

15. On information and belief, the owners, occupants and parties interested in the subject property include (or do not include) minors or incompetents.
16. The Clerk's notice required by 35 ILCS 200/22-25 was placed with the Clerk of the Circuit Court of Cook County on \_\_\_\_\_ and mailed on \_\_\_\_\_ to all parties who are or may be owners or occupants of the subject property. A copy of the notice required by 35 ILCS 200/22-25 bearing the Cook County Clerk's black stamp is attached hereto as Exhibit "G."
17. The publication notice required by 35 ILCS 200-22-20 was published in \_\_\_\_\_, a newspaper in Cook County, Illinois, on \_\_\_\_\_. A copy of the certificate of publication required by 35 ILCS 200/22-20 is attached hereto as Exhibit "H."
18. The subject property was inspected by Petitioner or a person acting as their agent during the notice serving period on \_\_\_\_\_. The person who inspected the subject property will testify at the hearing on the Application (or A copy of the Inspector's Affidavit is attached hereto as Exhibit "I").
19. A photograph that truly and accurately portrays the subject property on \_\_\_\_\_, a date within the notice serving period when the photograph was taken, is attached hereto as Exhibit "J" (or Exhibit "I" if the person who inspected the subject property will testify at the hearing on the Application).
20. The general taxes arising subsequent to the sale of the property include the following years: \_\_\_\_\_. These taxes will be paid prior to the entry of the Order requested by this Application, with proof of payment clearly indicating the tax years and installments paid to be provided by Petitioner upon presentation of proposed Tax Deed Order.
21. The following are the amounts of outstanding claimed advances of public funds under the police powers of any municipality which must and will be reimbursed pursuant to 35 ILCS

200/22-35, prior to the entry of the Order requested by this Application, with proof reimbursement to be provided by Petitioner upon presentation of proposed Tax Deed Order (If there are no such liens, state “none”):

<u>Municipality</u>	<u>Document No.</u>	<u>Face Amount of Claim for Lien</u>	<u>Basis of Lien</u>	<u>Manner of Service</u>	<u>Date of Service</u>

22. As of today’s date, the following owners, occupants and parties purportedly interested in the subject property have attended prior hearings in this case:

\_\_\_\_\_, and the following owners, occupants and parties interested in the subject property have filed an appearance in this case:

\_\_\_\_\_. (Include their contact information.)

23. As pronounced in the United States Supreme Court decision of *Tyler v. Hennepin County*, 598 U.S. 631 (2023), the property that is the subject of this petition potentially does (or does not) involve excess equity over the tax debt. (State the basis for Petitioner’s statement and attach any estimates or statements of value for the property contained in documents of the Petitioner or available to Petitioner, including but not limited to, appraisals and informal estimates or statements of value. Please note: statements of value may be contained in any readable form, including emails and hand-written notations on documents.)

WHEREFORE, Petitioner \_\_\_\_\_ applies for the entry of an Order  
Directing County Clerk to Issue Tax Deed and for Other Relief.

Attorney for Petitioner: \_\_\_\_\_

By: \_\_\_\_\_ (signature)

Name of Signatory: \_\_\_\_\_ (print)

Title of Signatory: \_\_\_\_\_ (print)

Date: \_\_\_\_\_

***Under penalties as provided by law pursuant to § 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.***

Petitioner: \_\_\_\_\_

By: \_\_\_\_\_ (signature)

Name of Signatory: \_\_\_\_\_ (print)

Title of Signatory: \_\_\_\_\_ (print)

Date: \_\_\_\_\_