

JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on September 5, 2003 in Case No. 03 CH 4771 entitled Michael J. Fleming vs. Kathleen Argentino and pursuant to which the real estate hereinafter described was sold at public sale by said grantor on December 18, 2003, does hereby grant, transfer and convey to Michael J. Fleming the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 0400710138
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 01/07/2004 01:15 PM Pg: 1 of 3

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this January 7, 2004.

INTERCOUNTY JUDICIAL SALES CORPORATION

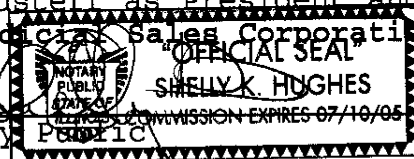
Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on January 7, 2004 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

Notary Public



Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.
Exempt from tax under 35 ILCS 200/31-45(1) _____, January 7, 2004.

RETURN TO:

UNOFFICIAL COPY

Rider attached to and made a part of a Judicial Sale Deed dated January 7, 2004 from INTERCOUNTY JUDICIAL SALES CORPORATION to Michael J. Fleming and executed pursuant to orders entered in Case No. 03 CH 4771.

UNIT 4-504 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER'S EDGE CONDOMINIUM NUMBER 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 95803644 AND AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSOR AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN. GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P4-24 AND STORAGE SPACE NUMBER S4-24 AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Commonly known as 5340 North Lowell Ave, Unit 504, Chicago, IL 60630

P.I.N. 13-10-200-015

Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated JAN 7, 2004

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 7 day of Jan, 2004
Notary Public [Signature]



The Grantee or his 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 JAN 7, 2004

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 7 day of Jan, 2004
Notary Public [Signature]



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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)