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IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

THE FIDELITY MUTUAL LIFE)
INSURANCE COMPANY (In)
Rehabilitation),)

Plaintiff,)

v.)

No. 92 C 8475

CHICAGO TITLE AND TRUST COMPANY)
OF CHICAGO, not personally or)
individually, but as Trustee under)
Trust Agreement dated DECEMBER 9,)
1968 and known as Trust Number)
53014; JUDD D. MALKIN, ROBERT A.)
JUDELSON, NEIL G. BIJUM, BENJAMIN)
B. COHEN, 3915 ASSOCIATES, an)
Illinois General Partnership,)
ROBERT A. JUDELSON, as Trustee)
under the REVA JUDELSON Residuary)
Trust, ROBERT A. JUDELSON, as)
Trustee under the REVA JUDELSON)
Marital Trust, JOAN JUDELSON,)
as custodian for JULIE ROSE)
JUDELSON and HENRY IVAN JUDELSON,)

Honorable Ruben Castillo

Defendants.)

. DEPT-01 RECORDING 127.00
. T6666 TRAM 3094 12/29/94 15:16:00
. 48915 & LC * -04-082502
. COOK COUNTY RECORDER

SPECIAL COMMISSIONER'S DEED

This indenture made this 27th day of December, 1994, between the undersigned, David A. Weininger, not individually but in his capacity as the court appointed Special Commissioner in the above-noted proceeding, and the Fidelity Mutual Life Insurance Company, (In Rehabilitation), a Pennsylvania Insurance Life Insurance Company 250 King of Prussia Road, Radnor, Pennsylvania 19087.

WITNESSETH:

WHEREAS, the premises hereinafter described having been duly sold at public vendue to the highest and best bidder, on December 16, 1994, at the hour of 11:00 a.m. in the lobby outside of Courtroom 2286 in the Dirksen Federal Building, 219 South Dearborn, Chicago, Illinois; and

WHEREAS, the Fidelity Mutual Life Insurance Company (In Rehabilitation) offered the sum of TWO MILLION (\$2,000,000.00)

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DOLLARS, that being the highest and best bid offered, the undersigned accordingly struck off and sold to The Fidelity Mutual Life Insurance Company (In Rehabilitation) for the said sum of money the said premises; and

WHEREAS, said premises had not been redeemed from said sale, all rights of redemption and reinstatement having been expressly waived.

NOW THEREFORE, in consideration of the premises and pursuant to the authority granted by the Court in the above-titled proceeding, the undersigned hereby conveys to The Fidelity Mutual Life Insurance Company (In Rehabilitation) the said premises which are situated in the County of Cook, State of Illinois, and described as follows, to wit:

LOTS 1 AND 2 IN BLOCK 12 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 444 N. Wabash, Chicago, Illinois, and having the Property Index Number 17-10-127-004-0005.

to have and hold the same, with all appurtenances thereunto The Fidelity Mutual Life Insurance Company (In Rehabilitation), its successors, and assigns forever.

COURT APPOINTED
SPECIAL COMMISSIONER

By: David A. Weininger
David A. Weininger, as
Special Commissioner

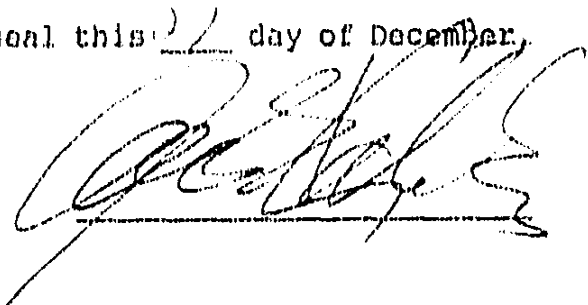
COOK COUNTY CLERK'S OFFICE

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

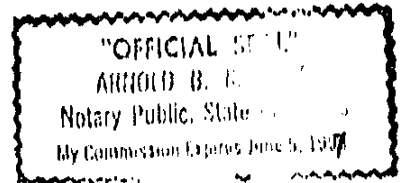
I, Arnold B. K..., a Notary Public in and for the said County of Cook in the State of Illinois, do hereby certify that David Weininger, court appointed Special Commissioner, is personally known to me to be the same person whose name is subscribed to on the foregoing instrument, appeared before this day and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act for the uses and purposes set forth therein.

Given my hand in notarial seal this 12 day of December, 1994.



PREPARED BY AND RETURN TO:

Michael Weininger
Katz Randall & Weinberg
200 North LaSalle Street
Suite 2300
Chicago, Illinois 60601
312/807-3800



FUTURE TAXES TO:

Patricia A. Fanelli
The Fidelity Mutual Life Insurance Company
250 King of Prussia Road
Radnor, Pennsylvania 19087

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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 the 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 March 29, 1994

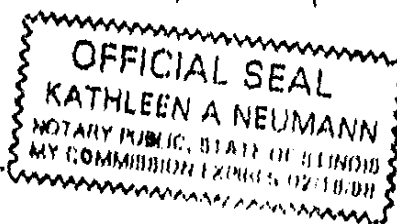
Signature: [Signature]

Grantor or Agent for

David A. Winding, a Special Commissioner

Subscribed and sworn to before me by the said [Signature] this 30 day of December, 1994.

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: March 29, 1994

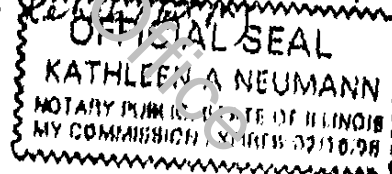
Signature: [Signature]

Grantee or Agent the Fidelity

Mutual Life Insurance Company
(For [Signature])

Subscribed and sworn to before me by the said [Signature] this 30 day of December, 1994.

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.

(Attach 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.)