

# UNOFFICIAL COPY

## JUDICIAL SALE DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on April 7, 2008, in Case No. 07 CH 37966, entitled CITIMORTGAGE, INC. vs. BRIAN KOZAK, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on August 15, 2008, does hereby grant, transfer, and convey to CITIMORTGAGE, INC. the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:



0828340188D

Doc#: 0828340188 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/09/2008 04:00 PM Pg: 1 of 3

PARCEL 1: THAT PART OF LOT 11 IN C. N. SHIPMAN, W.A. BILL AND N.A. MERRILL' SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, AND RUNNING THENCE NORTH 0 24'18" ( ON AN ASSUMED BEARING) ALONG WEST LINE OF LOT 11, A DISTANCE OF 23.08 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY CENTER LINE EXTENSION OF AN EXISTING CONCRETE BLOCK PARTY WALL THENCE NORTH 89 26'13" LAST ON THE WESTERLY AND EASTERLY EXTENSION OF SAID CONCRETE BLOCK PARTY WALL, A DISTANCE OF 48.40 FEET TO ITS INTERSECTION WITH EAST LINE OF LOT 11, THENCE SOUTH 0 24'18" EAST ALONG THE EAST LINE OF LOT 11, A DISTANCE OF 23.40 FEET TO THE SOUTHEAST CORNER OF LOT 11, THENCE NORTH 89 56'40" TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.  
PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR ARMITAGE TOWNHOMES RECORDED 04/29/2005 AS DOC NO 0511934003 AND RECORDED 05/24/2005 AS DOC 0514445128 FOR THE PURPOSES OF INGRESS AND EGRESS. ALL SITUATED IN COOK COUNTY, ILLINOIS.

Commonly known as 3256 WEST ARMITAGE AVENUE, CHICAGO, IL 60647

Property Index No. 13-35-234-045-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 1st day of October, 2008.

The Judicial Sales Corporation

By: 


Nancy R. Vallone  
Chief Executive Officer

**UNOFFICIAL COPY****Judicial Sale Deed**

State of IL, County of COOK ss, I, Francisca Villa, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Chief Executive Officer he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

1st day of October, 2008

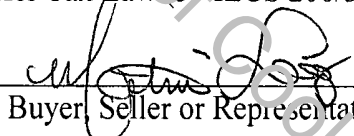
  
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph L, Section 31-45  
of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

10/06/08  
Date

  
Buyer, Seller or Representative

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

Grantee's Name and Address and mail tax bills to:  
CITIMORTGAGE, INC.

Mail To:

PIERCE & ASSOCIATES  
One North Dearborn Street Suite 1300  
CHICAGO, IL, 60602  
(312) 476-5500  
Att. No. 91220  
File No. PA0721200

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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 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 10/06/08

Signature *Victoria Lamas*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID

THIS 6<sup>th</sup> DAY OF October  
2008.

NOTARY PUBLIC *Victoria Lamas*



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.

Date 10/06/08

Signature *Victoria Lamas*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID

THIS 6<sup>th</sup> DAY OF October  
2008.

NOTARY PUBLIC *Victoria Lamas*



Note: Any person who knowingly submits a false statement concerning the identify 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.]