



Doc#: 0926749001 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/24/2009 09:12 AM Pg: 1 of 3

This instrument prepared by,
and after recording return to:

Richard J. Jancasz
MELTZER, PURTILL & STELLE
1515 East Woodfield Rd.
Suite 250
Schaumburg, Illinois 60173
(847)330-2400

Send Tax Bills to:
Geneva Capital Group
Attn: Jeff Brown
1525 Kautz Road, Suite 600
West Chicago, IL 60185

ABOVE SPACE FOR RECORDER'S USE ONLY

Sheriff's No.: 080391

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

BARRY LEVY and MICHAEL
ROSENBLUM,
Plaintiffs,
v.
IRVING PARK DEVELOPMENT, LLC and
GENEVA LEASING ASSOCIATES, INC.,
Defendants,

GENEVA LEASING ASSOCIATES, INC.,
Cross-Plaintiff,
v.
IRVING PARK DEVELOPMENT, LLC,
BARRY LEVY, MICHAEL ROSENBLUM,
UNKNOWN OWNERS and NON-RECORD
CLAIMANTS,
Cross-Defendants.

Case No. 07 CH 21350

SHERIFF'S DEED IN JUDICIAL SALE

THE GRANTOR, Sheriff of Cook County, Illinois, pursuant to and under the authority conferred by the provisions of a decree and/or judgment entered by the Circuit Court of Cook County, Illinois on October 22, 2008 in Case No. 07-CH-21350 entitled Barry Levy and Michael Rosenbaum v. Irving Park Development, LLC, et al., and pursuant to which the land herein described was sold at public sale by said grantor on December 16, 2008, from which sale no redemption has been made as provided by statute,

UNOFFICIAL COPY

hereby conveys to Geneva Leasing Associates, Inc., the holder of the Certificate of Sale, the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever.

PARCEL 42 - 2705 W. BYRON STREET
THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24 AFORESAID; THENCE NORTH 89°19'27" EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH 01°31'40" EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE CONTINUING SOUTH 01°31'40" EAST ALONG THE WEST LINE OF SAID LOT 2, 270.03 FEET, THENCE NORTH 89°19'27" EAST, ALONG A LINE THAT IS 270.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF IRVING PARK ROAD, 299.56 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°40'33" WEST, 63.00 FEET; THENCE NORTH 89°19'27" EAST, 38.75 FEET; THENCE SOUTH 00°40'33" EAST, 63.00 FEET; THEN SOUTH 89°19'27" WEST, 38.75 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING 2,441 SQUARE FEET OR 0.0560 ACRES, MORE OR LESS.

COMMON ADDRESS: 2705 W. Byron Street, Chicago, Cook County, Illinois.

PIN#: 13-24-200-073-0000

DATED this JUN 12 2009 day of June, 2009.

THOMAS DART, Sheriff of Cook County, Illinois

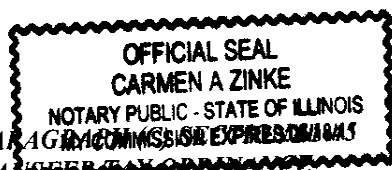
By: Agt. Salvador Cisneros #1002

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT:

Thomas Dart personally known to me to be the same person whose name as Deputy Sheriff of Cook County, Illinois is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge he/she signed, delivered the said instrument as his/her free and voluntary act as such Deputy Sheriff, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 day of June, 2009.

Carmen A. Zinke
NOTARY PUBLIC



EXEMPT UNDER PROVISIONS OF PARAGRAPH 10-11-01 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ORDINANCE

Date

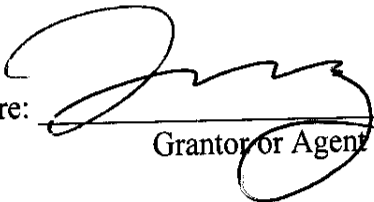
Buyer, Seller or Representative

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

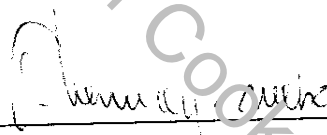
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

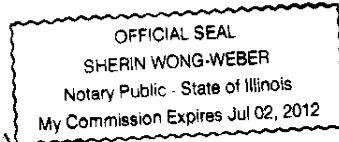
Dated: 13th June, 2009

Signature:  _____
Grantor or Agent

Subscribed and sworn to before me by the said Richard J. Jancasz, Affiant

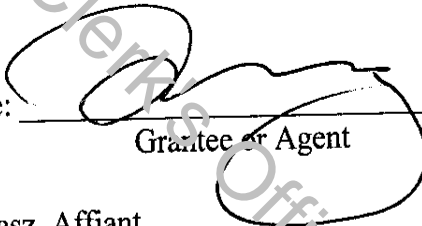
this 13th day of June, 2009

Notary Public  _____



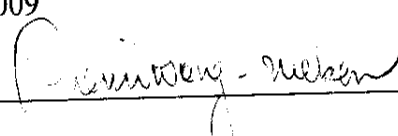
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired 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.

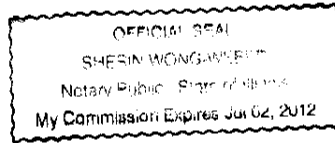
Dated: 13th June, 2009

Signature:  _____
Grantee or Agent

Subscribed and sworn to before me by the said Richard J. Jancasz, Affiant

this 13th day of June, 2009

Notary Public  _____



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