

UNOFFICIAL COPY

JUDICIAL SALE DEED



Doc#: 1004935191 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/18/2010 02:47 PM Pg: 1 of 3

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 September 14, 2009, in Case No. 09 CH 010356, entitled AURORA LOAN SERVICES, LLC vs. AHMAD KARKUKLY A/K/A AHMAD KARKUKLIA, 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 December 16, 2009, does hereby grant, transfer, and convey to AURORA LOAN SERVICES, LLC the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNIT 2708-305 AND PARKING SPACE P-14 IN LUNT GARDENS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 29, 30, 31 AND 32 IN BECKER'S INDIAN BOUNDARY PARK, A SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 25 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 17, 2006 AS DOCUMENT NUMBER 0629006087, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.
PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-17, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Commonly known as 2700 W. LUNT AVENUE UNIT #105, CHICAGO, IL 60645

Property Index No. 10-36-210-047-1017, Property Index No. 10-36-210-047-1040

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 12th day of February, 2010.

BOX 70

Modilis & Associates, P.C

The Judicial Sales Corporation

By:


Nancy R. Vallone
Chief Executive Officer

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Judicial Sale Deed

State of IL, County of COOK ss, I, Kristin M. Smith, 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

12th day of February, 2010

Kristin M. Smith
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 , Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

FEB 16 2010

Date

[Signature]
Buyer, Seller or Representative

This Deed is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps, pursuant to court order in Case Number 09 CH 010356.

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:

AURORA LOAN SERVICES, LLC
PO Box 1706
Scottsbluff, NE, 69363

Contact Name and Address:

Contact: Brandon McGill
Address: 10350 Park Meadows Drive
Littleton, CO 80124
Telephone: 720-945-4775

Mail To:

CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE, IL, 60527
(630) 794-5300
Att. No. 21762
File No. 14-09-05304

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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 of Assignment of Beneficial Interest in 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 FEB 16 2010, 20

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said [Handwritten Signature]
This day of FEB 16 2010, 20
Notary Public [Handwritten 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 title to real estate under the laws of the State of Illinois.

Date FEB 16 2010, 20

Signature [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said [Handwritten Signature]
This day of FEB 16 2010, 20
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of 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.)