

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 1110810038 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/18/2011 04:08 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 November 30, 2010, in Case No. 10 CH 8298, entitled KONDAUR CAPITAL CORPORATION vs. KEVIN DRUMGOOLE, 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 March 2, 2011, does hereby grant, transfer, and convey to **KONDAUR CAPITAL CORPORATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE NORTH 12 FEET OF LOT 26 AND LOT 27 (EXCEPT THE NORTH 4 FEET THEREOF) IN BLOCK 2 IN ARNOLD'S SUBDIVISION OF BLOCK 5 (EXCEPT RAILROAD) IN CAROLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7737 SOUTH CLYDE AVENUE, CHICAGO, IL 60649

Property Index No. 20-25-418-010-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 13th day of April, 2011.

The Judicial Sales Corporation

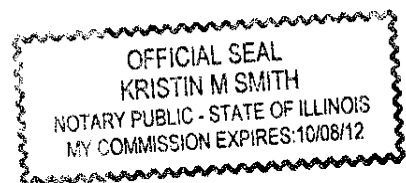
By:

  
Nancy R. Vallone  
Chief Executive Officer

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  
13th day of April, 2011

  
Notary Public



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

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

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

4/18/11  
Date

[Signature]  
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:**

KONDAUR CAPITAL CORPORATION

**Contact Name and Address:**

Attention:

Adan Roesner

Grantee:

KONDAUR CAPITAL CORPORATION

Mailing Address:

1 City Blvd West, 1900

Orange, CA 92868

Telephone:

714-352-2004

**Mail To:****PIERCE & ASSOCIATES**

One North Dearborn Street Suite 1300  
CHICAGO, IL, 60602  
(312) 476-5500  
Att. No. 91220  
File No. PA1005906

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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: 2/7/11Signature [Signature]

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID         
THIS 7 DAY OF February  
20 11

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.

Date 2/7/11Signature [Signature]

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID         
THIS 7 DAY OF February  
20 11

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]