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JUDICIAL SALE DEED



Doc#: 1229839010 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/24/2012 09:13 AM Pg: 1 of 2

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 May 5, 2009, in Case No. 08 CH 034078, entitled COUNTRYWIDE HOME LOANS, SERVICING L.P. vs. DAVID R.

SHERMAN, 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 27, 2012, does hereby grant, transfer, and convey to **AN CAPITAL, LLC, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 14 IN BLOCK 13 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE EAST HALF OF THE EAST HALF AND THE EAST 33 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER SOUTH OF RIGHT OF WAY OF NORTHWESTERN ELEVATED RAILROAD COMPANY'S SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4418 N. ARTESIAN AVENUE, CHICAGO, IL 60625

Property Index No. 13-13-233-027

Grantor has caused its name to be signed to those present by its President on this 3rd day of August, 2012.

The Judicial Sales Corporation

August R. Butera
President

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 August R. Butera, personally known to me to be the President of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President 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
3rd day of August, 2012

Notary Public

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

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650

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Judicial Sale Deed

(312)236-SALE


Grantee's Name and Address and mail tax bills to:



AN CAPITAL, LLC, by assignment
225 W. WASHINGTON #1700
Chicago, IL, 60606

THIS DEED IS NOT EXEMPT FROM THE REAL ESTATE TRANSFER TAX ACT

Contact Name and Address:

Contact: Ken Strauss
Address: 225 W. WASHINGTON #1700
Chicago, IL 60606
Telephone: 312-853-8423

REAL ESTATE TRANSFER	10/19/2012
	CHICAGO: \$1,706.25
	CTA: \$682.50
	TOTAL: \$2,388.75
13-13-233-027-0000 20121001604304 TWW3RN	

REAL ESTATE TRANSFER	10/24/2012
 	COOK: \$113.75
	ILLINOIS: \$227.50
	TOTAL: \$341.25
13-13-233-027-0000 20121001604304 SWC10P	

Property of Cook County Clerk's Office

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Real Property Transfer Tax Declaration 20121001604304

PIN: 13-13-233-027-0000 | Property Transfer Date: 10/19/2012

Tax Amounts

	FULL ACTUAL CONSIDERATION	NET CONSIDERATION	TAX RATE	TAX	INTEREST	PENALTY	TOTAL AMOUNT DUE
CHICAGO	\$227,340.00	\$227,340.00	\$3.75 per \$500.00	\$1,706.25	\$0.00	\$0.00	\$1,706.25
CTA	\$227,340.00	\$227,340.00	\$1.50 per \$500.00	\$682.50	\$0.00	\$0.00	\$682.50
SUBTOTAL							\$2,388.75
ILLINOIS	\$227,340.00	\$227,340.00	\$0.50 per \$500.00	\$227.50	\$0.00	\$0.00	\$227.50
COOK	\$227,340.00	\$227,340.00	\$0.25 per \$500.00	\$113.75	\$0.00	\$0.00	\$113.75
SUBTOTAL							\$341.25
TOTAL							\$2,730.00

Interest and penalties will be deferred until further notice

Property Address

4418 N ARTESIAN AVE
 CHICAGO, IL 60625-3002
 Cook (016)
 Jefferson (71)
 Section: 13, Range: 13

Eugene "Gene" Moore Fee: \$127.50
 Cook County Recorder of Deeds
 Date: 10/24/2012 09:06 AM

Interest Transferred

- Fee title

Associated PINs

Eugene "Gene" Moore Fee: \$113.75
 Cook County Recorder of Deeds
 Date: 10/24/2012 09:06 AM

Certifications

- Chicago Building Registration Certificate: **Not Applicable**
- Chicago Zoning Compliance Certificate: **Submitted**
- Chicago Water Department Certification: **Received**

Calculations

- Full Actual Consideration: **\$227,340.00**
- FMV Tangible Property: **\$0.00**
- FMV Intangible Property: **\$0.00**
- Property Transfer Date: **10/19/2012**
- Was value of mobile home included in FMVs: **No**
- Is any part of the transfer price contingent upon the occurrence of a future event or the attainment of future levels of financial performance: **No**

Exemptions Taken

None taken.

Seller / Buyer

- Escrow# **40003425**

Buyer	Seller
AN CAPITAL, LLC	THE JUDICIAL SALES CORP
626 W. RANDOLPH ST 1	1 S. WACKER DR 24TH FL
CHICAGO, IL 60661	CHICAGO, IL 60606
773-520-8007	312-236-7253

Buyer Mailing Address For Tax Documents	Seller Agent
AN CAPITAL, LLC	JAMES ATHANASOPOULOS
626 W. RANDOLPH ST 1	ATTORNEY
CHICAGO, IL 60661	626 W. RANDOLPH ST 1
773-520-8007	CHICAGO, IL 60661
	773-520-8007

Buyer Agent
 JAMES ATHANASOPOULOS
 ATTORNEY
 626 W. RANDOLPH ST 1

Property Use

Current: Residential / Multi-unit residential/S RO, 2 Units
Intended: Residential / Multi-unit residential/S RO, 2 Units

Property Information

- Lot Size: **3750 Sq Feet**
- Type of Deed: **Judicial Sale**
- Buyer's principal residence? **No**
- Advertised for sale? **Yes**
- Identify only the items that apply to this sale
 - **Auction Sale**



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CHICAGO, IL 60661
773-520-8007

Preparer

JAMES ATHANASOPOULOS
ATTORNEY
Law Office of James Athanasopoulos
626 W. RANDOLPH ST. STE. 1
CHICAGO, IL 60661
773-520-8007
jim@slmrealty.com

Settlement Agency

BUYER OR BUYER'S AGENT

Sign

10/22/12

Date

Print Name

James Athanasopoulos

SELLER OR SELLER'S AGENT

Sign

10/22/12

Date

James Athanasopoulos