

# 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 27, 2012, in Case No. 08 CH 037550, entitled BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-AB5 vs. MAXIE CARNEY, et al, and pursuant to which the premises



Doc#: 1233113062 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/26/2012 01:12 PM Pg: 1 of 2

hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on September 20, 2012, does hereby grant, transfer, and convey to **BOULDER REAL ESTATE GROUP LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**UNIT 1 AND P-1 IN 4548 CONDOMINIUMS AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 1/2 OF LOT 15 IN HURLBURT'S SUBDIVISION OF LOTS 6 AND 7 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 WITH THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF TUE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS "EXHIBIT A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 13, 2003 AS DOCUMENT NO. 0030351620 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Commonly known as 4548 S. PRAIRIE AVENUE UNIT #1, CHICAGO, IL 60653

Property Index No. 20-03-315-043-1001, Property Index No. 20-03-315-043-1004

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 16th day of November, 2012.

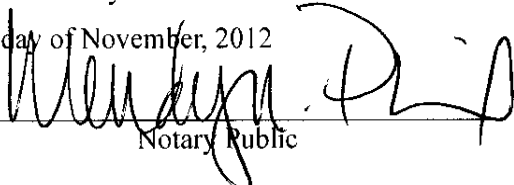
**The Judicial Sales Corporation**

  
Nancy R. Vallone  
Chief Executive Officer

State of IL, County of COOK ss, I, Wendy N Pineda, 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

16th day of November, 2012

  
Notary Public

OFFICIAL SEAL  
WENDY N PINEDA  
Notary Public - State of Illinois  
My Commission Expires Oct 24, 2016

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

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Judicial Sale Deed

Chicago, IL 60606-4650.

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:

BOULDER REAL ESTATE GROUP LLC  
C/O KEN STRAUSS 225 W. WASHINGTON  
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  
Chicago, IL 60606  
Telephone: 312-853-8423

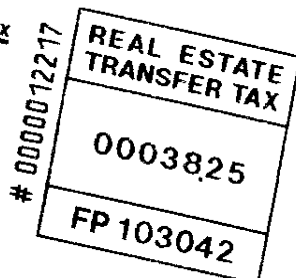
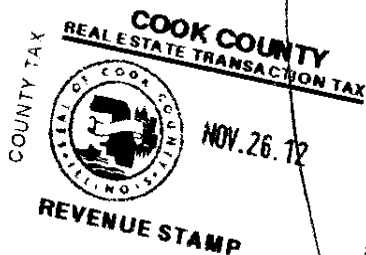
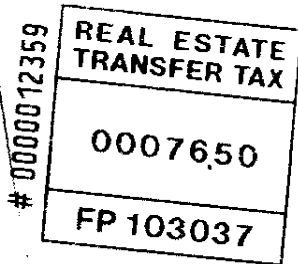
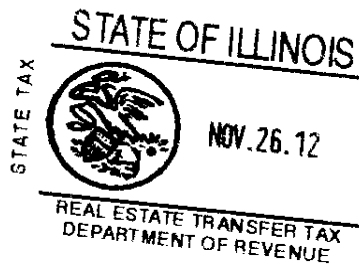
City of Chicago  
Dept. of Finance  
**632666**

1/26/2012 12:35  
dr00764



Real Estate  
Transfer  
Stamp  
**\$803.25**

Batch 5,585,269



Property of Cook County Clerk's Office