

# UNOFFICIAL COPY



Doc#: 1303526013 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/04/2013 08:21 AM Pg: 1 of 3

## 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 September 12, 2012, in Case No. 12 CH 014813, entitled TAYLOR BEAN & WHITAKER MORTGAGE CORP. vs. VASSIL CHABANOV, 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 14, 2012, does hereby grant, transfer, and convey to TAYLOR, BEAN & WHITAKER REO LLC the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 13 C-LEFT IN WESTRIDGE TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN WESTRIDGE UNIT 1, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 AND ALSO PART OF THE SOUTHEAST 1/4 BOTH FALLING IN SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 86-52160, RERECORDED AS DOCUMENT NO. 86506027, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly known as 530 W. HAPPFIELD DRIVE UNIT #530. ARLINGTON HEIGHTS, IL 60004

Property Index No. 03-06-400-058-1084

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 29th day of January, 2013.

**BOX 70**

Codilis & Associates, P.C.

The Judicial Sales Corporation

By:

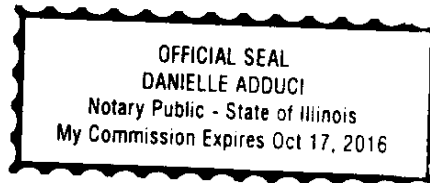
Nancy R. Vallone  
Chief Executive Officer

State of IL, County of COOK ss, I, Danielle Adduci, 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

29th day of January, 2013

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).

1/31/13 \_\_\_\_\_  
Date 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 12 CH 014813.

**Grantor's Name and Address:**

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-1650  
(312)236-SALE

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

TAYLOR, BEAN & WHITAKER RFO LLC  
5032 PARKWAY PLAZA BLVD SUITE 200  
Charlotte, NC, 28217

**Contact Name and Address:**

Contact: Melanie Deaton  
Address: 5032 PARKWAY PLAZA BLVD  
CHARLOTTE, NC 28217  
Telephone: 704-426-8873

**Mail To:**

*D. Walus*  
CODILIS & ASSOCIATES, P.C.  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL 60527  
(630) 794-5300

Att. No. 21762  
File No. 14-12-10195

Property of Cook County Clerk's Office

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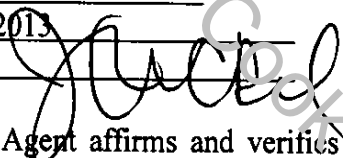
File # 14-12-10195

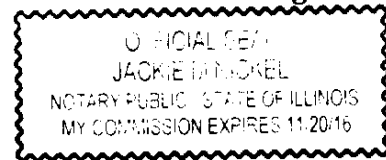
## STATEMENT BY GRANTOR AND GRANTEE

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 January 30, 2013

Signature:   
**Grantor or Agent**

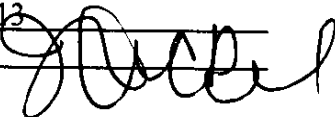
Subscribed and sworn to before me  
By the said Diane Walus  
Date 1/30/2013  
Notary Public 

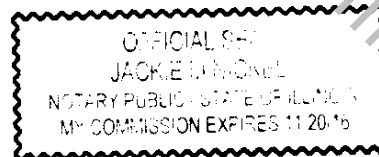


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 January 30, 2013

Signature:   
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Diane Walus  
Date 1/30/2013  
Notary Public 



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.)