

UNOFFICIAL COPY



Doc#: 1305235010 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2013 09:27 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 11, 2012, in Case No. 12 CH 013689, entitled TAYLOR BEAN & WHITAKER MORTGAGE CORP. vs. RICHARD A. LAMZ, 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 13, 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:

PARCEL ONE: UNITS 1 IN 1530 BONNIE BRAE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 31 IN BLOCK 2 IN RUSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST A SUBDIVISION OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE WEST 33 FEET AND THE SOUTH 33 FEET THEREOF DEDICATED TO THE VILLAGE OF RIVER FOREST FOR STREET PURPOSES) IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 22, 2007 AS DOCUMENT NO. 0714215055 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5 AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0714215055.

Commonly known as 1530 BONNIE BRAE PLACE UNIT #1 RIVER FOREST, IL 60305

Property Index No. 15-01-204-043-1003 (UNDERLYING 15-01-204-025)

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 15th day of February, 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

15th day of February, 2013


Notary Public

OFFICIAL SEAL
DANIELLE ADDUCI
Notary Public - State of Illinois
My Commission Expires Oct 17, 2016

UNOFFICIAL COPY**Judicial Sale Deed**

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

2119113 _____
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 013689.

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:

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

Contact Name and Address:

Contact: MELANIE DEATON
Address: 5032 PARKWAY PLAZA BLVD. SUITE 200
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. 14-12-10155

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File # 14-12-10155

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 February 18, 2013


Signature: 

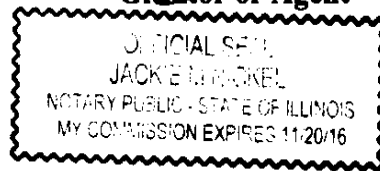
Grantor or Agent

Subscribed and sworn to before me

By the said Diane Walus

Date 2/18/2013

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 February 18, 2013

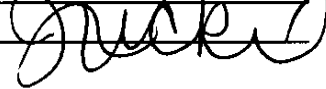
Signature: 

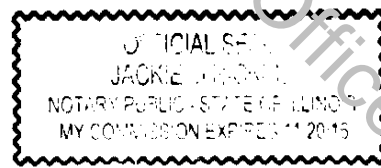
Grantee or Agent

Subscribed and sworn to before me

By the said Diane Walus

Date 2/18/2013

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.)