

JUDICIAL SALE DEED



Doc#: 1305855011 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2013 11:34 AM 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 September 11, 2012, in Case No. 11 CH 04545, entitled HSBC MORTGAGE SERVICES, INC. vs. MARK G. BENKA, 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 12, 2012, does hereby

grant, transfer, and convey to HSBC MORTGAGE SERVICES, INC. the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PREMIER TITLE

UNIT 4425-301 AND UNIT 4425-G-2 IN CASTLE CONDOMINIUM OF LYONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BOUSKA'S RESUBDIVISION OF LOT 103 IN MEYER'S 2ND ADDITION TO RIVER HIGHLANDS IN SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97454370, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS. ALSO, THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-301, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Commonly known as 4425 PRESCOTT AVENUE UNIT 301, Lyons, IL 60534

Property Index No. 18-01-309-041-1012 (UNIT 301); 18-01-309-041-1015 (G-2)

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

The Judicial Sales Corporation

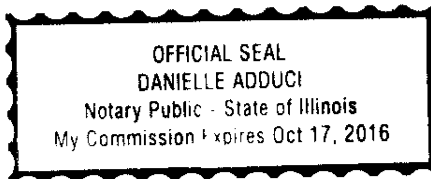
By: [Signature] Nancy R. Vallone Chief Executive Officer

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

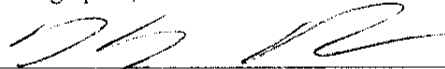
29th day of January, 2013

[Signature] Notary Public



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).

02/20/2013
Date
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:

HSBC MORTGAGE SERVICES, INC.
636 Grand Regency Blvd.
Brandon, FL 33510

Contact Name and Address:

Contact: Dave Zimmerman
Address: 931 Corporate Center Dr.
Pomona, CA 91769
Telephone: 909-397-3176

Mail To:

FREEDMAN ANSELMO LINDBERG LLC
1807 W. DIEHL ROAD, SUITE 333
NAPERVILLE, IL 60563
(866) 402-8661
E-Mail: foreclosurenotice@fal-illinois.com
Att. No. 26122
File No. F11010473**PREMIER TITLE**
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

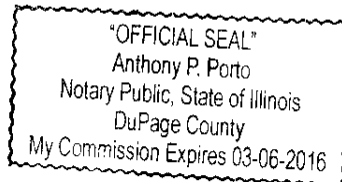
UNOFFICIAL COPY

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 February 20, 2013
Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 20, day of February, 2013
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 title to real estate under the laws of the State of Illinois.

Date February 20, 2013
Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 20, day of February, 2013
Notary Public [Signature]

