



Doc#: 1307701112 Fee: \$40.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/18/2013 02:28 PM Pg: 1 of 2

## 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 17, 2012, in Case No. 09 CH 049250, entitled DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2004-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR1 UNDER THE POOLING AND SERVICING

AGREEMENT DATED MARCH 1, 2004 vs. MAUREEN J. FLANAGAN, 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 19, 2012, does hereby grant, transfer, and convey to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2004-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR1 UNDER THE POOLING AND SERVICING AGREEMENT DATED MARCH 1, 2004 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNIT 5429-2B IN SHANGHAI LIL CONDOMINIUM NO. VI, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, AND 53, TAKEN AS A TRACT OF LAND (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF MILWAUKEE AVENUE) AND EXCEPTING THEREFROM THE SOUTH 162.00 FEET THEREOF, AS MEASURED ON THE SOUTHWESTERLY AND NORTHEASTERLY LINES THEREOF, IN BLOCK 3 IN BUTLER'S CARPENTER AND MILWAUKEE AVENUE SUBDIVISION OF THAT PART OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF MILWAUKEE AVENUE (EXCEPT THE NORTH 66 FEET THEREOF), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED DECEMBER 27, 1995 AS DOCUMENT 95-896963, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE UMBRELLA PARCEL AS DISCLOSED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE SHANGHAI LIL UMBRELLA ASSOCIATION, RECORDED DECEMBER 27, 1995 AS DOCUMENT 95-896967 AND CREATED BY DEED FROM DAVID J. CAHILL CONDOMINIUM, LTD., AN ILLINOIS CORPORATION, TO THE SHANGHAI LIL CONDOMINIUM UMBRELLA ASSOCIATION, BY DEED DATED DECEMBER 17, 1995 AND RECORDED DECEMBER 27, 1995 AS DOCUMENT 95-898169.

Commonly known as 5429 N MILWAUKEE AVE UNIT #2 B, CHICAGO, IL 60630

Property Index No. 13-08-213-070-1004

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

BOX 70

Codilis & Associates, P.C. By:

Nancy R. Vallone  
Chief Executive Officer

# UNOFFICIAL COPY

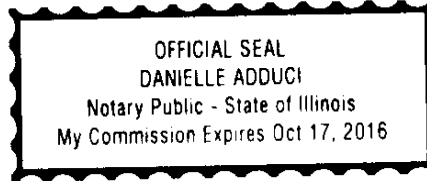
## Judicial Sale Deed

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

*Danielle Adduci*  
\_\_\_\_\_  
Notary Public



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

3 113 113

Date

*R. Wal*  
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 09 CH 049250.

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

City of Chicago  
Dept. of Finance  
**638756**

3/11/2013 8:27  
dr00198



Real Estate  
Transfer  
Stamp

**\$0.00**

Batch 6.036.085

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2004-ARI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-ARI UNDER THE POOLING AND SERVICING AGREEMENT DATED MARCH 1, 2004  
888 EAST WALNUT STREET  
Pasadena, CA, 91101

Contact Name and Address:

Contact: Brian Burnett HLS-REO Direct Marketing

Address: 1901 W. Braker Lake Suite 200  
Austin, TX 78758

Telephone: 512-918-7069

Mail To:

*D. Walrus*

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

Att. No. 21762

File No. 14-09-38259

# UNOFFICIAL COPY

File # 14-09-38259

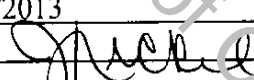
## STATEMENT BY GRANTOR AND GRANTEE

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 March 13, 2013

Signature:   
**Grantor or Agent**



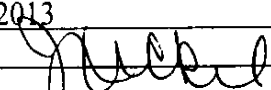
Subscribed and sworn to before me  
By the said Diane Walus  
Date 3/13/2013  
Notary Public 

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 March 13, 2013

Signature:   
**Grantee or Agent**



Subscribed and sworn to before me  
By the said Diane Walus  
Date 3/13/2013  
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.)