

# UNOFFICIAL COPY

## JUDICIAL SALE DEED

THE GRANTOR, **INTERCOUNTY JUDICIAL SALES CORPORATION**, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on January 30, 2013 in Case No. 12 CH 20796 entitled Parkway Bank and Trust Company vs. Ilija Vasilj and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 10, 2013, does hereby grant, transfer and convey to **PB AND J XXXIV, LLC**, an Illinois limited liability company the following described real estate situated in the County of Cook, of Illinois, to have and to hold forever:



Doc#: 1313634107 Fee: \$44.00  
 RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 05/16/2013 03:19 PM Pg: 1 of 4

City of Chicago  
 Dept of Finance  
 644030



Real Estate  
 Transfer  
 Stamp

5/16/2013 15:08  
 dr00193

\$0.00

Batch 6,354,637

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this May 10, 2013.

**INTERCOUNTY JUDICIAL SALES CORPORATION**

Attest Nathan H. Lichtenstein  
 Secretary

Andrew D. Schusteff  
 President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on May 10, 2013 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of **Intercounty Judicial Sales Corporation**.



Shelly K. Hughes  
 Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) \_\_\_\_\_, May 10, 2013.

*Return Recorded Deed to:*  
 Eugene S. Kraus, Esq.  
 Scott & Kraus, LLC  
 150 S. Wacker Dr., #2900  
 Chicago IL 60606

*Send Tax Bills to:*  
 PB and J XXXIV, LLC, an  
 Illinois limited liability company  
 4800 N. Harlem  
 Harwood Heights, IL 60706

# UNOFFICIAL COPY

Rider attached to and made a part of a Judicial Sale Deed dated May 10, 2013 from INTERCOUNTY JUDICIAL SALES CORPORATION to PB AND J XXXIV, LLC, an Illinois limited liability company and executed pursuant to orders entered in Case No. 12 CH 20796.

PARCEL 1: THE COMMERCIAL UNIT IN THE BELDEN WEST LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

PARCEL A: LOTS 10 TO 18 INCLUSIVE IN BLOCK 2 IN C E WOOLEY'S SUBDIVISION OF THE 7-1/2 ACRES EAST OF AND ADJOINING THE WEST 10 ACRES OF THE NORTHEAST 1/4 NORTH OF MILWAUKEE AVENUE OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOTS 19 AND 20 IN BLOCK 2 IN C E WOOLEY'S SUBDIVISION OF THE 7-1/2 ACRES EAST OF AND ADJOINING THE WEST 17-1/2 ACRES OF THE NORTHEAST 1/4 NORTH OF MILWAUKEE AVENUE OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, 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 95515571, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS, EGRESS, AND UTILITIES FOR THE BENEFIT OF PARCEL 1 OVER AND UPON ALL THE FIRST FLOOR OF THE EXISTING BUILDING, AS CREATED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 95515571.

NOW KNOWN AS:

PARCEL 1: UNITS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, S-L, S-2 AND S-3 IN THE BRAU HAUS CONDOMINIUM (FORMERLY KNOWN AS BELDEN WEST LOFTS CONDOMINIUM), AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND  
 PARCEL A: LOTS 10 TO 18 INCLUSIVE IN BLOCK 2 IN C.E. WOOLEY'S SUBDIVISION OF THE 7 1/2 ACRES EAST OF AND ADJOINING THE WEST 10 ACRES OF THE NORTHEAST 1/4 NORTH OF MILWAUKEE AVENUE, AND LOTS 19 & 20 IN BLOCK 2 OF C.E. WOOLEY'S SUBDIVISION OF THE 7 1/2 ACRES EAST OF AND ADJOINING THE WEST 17 1/2 ACRES OF THE NORTH EAST 1/4 NORTH OF MILWAUKEE AVENUE OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL B: LOT 35 (EXCEPT THE EAST 1-FOOT THEREOF) IN BLOCK 2 IN SNOWHOOK'S SUBDIVISION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1884, AS DOCUMENT NO. 569245, IN BOOK 19 OF PLATS, PAGE 42, IN COOK COUNTY, ILLINOIS (COMMONLY KNOWN AS 2702 WEST BELDEN AVENUE)

PARCEL C: LOT 36 AND THE EAST 1-FOOT OF LOT 35 IN BLOCK 2 IN SNOWHOOK'S SUBDIVISION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1884, AS DOCUMENT NO. 569245, IN BLOCK 19 OF PLATS, PAGE 42, IN COOK COUNTY, ILLINOIS (COMMONLY KNOWN AS 2700 WEST-BELDEN-AVENUE)

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95515571, AS AMENDED, AND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0809322098, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT OF THE USE OF PARKING SPACE PS-1, PS-2, PS-3, PS-4 AND PS-5, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM AFORESAID.

**UNOFFICIAL COPY**

COMMONLY KNOWN AS: 2650 W. BELDEN AVENUE, CHICAGO, IL 60647. PIN: 13-36-207-028-1039; 13-36-207-028-1040; 13-36-207-028-1041; 13-36-207-028-1042; 13-36-207-028-1043; 13-36-207-028-1044; 13-36-207-028-1045; 13-36-207-028-1046; 13-36-207-028-1047; 13-36-207-028-1048; 13-36-207-028-1049; 13-36-207-028-1050; 13-36-207-028-1051; 13-36-207-028-1052; 13-36-207-028-1053

UNITS C-1, C-2, C-3 AND C-4 IN THE PETERSON PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20, 21, 22 AND 23 IN BLOCK 3 IN SALINGER AND CO'S FIFTH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER A SUBDIVISION OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT DOCUMENT 8341272 (EXCEPT THAT PART OF SAID LOTS 20, 21, 22 AND 23 IN BLOCK 3 AFORESAID LYING SOUTH OF A LINE 67 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 2 CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED SEPTEMBER 17, 1929 AS DOCUMENT 10481364) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421839001 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE ASSIGNMENT OF ALL PARKING SPACES, NOW KNOWN OR TO ISSUED.

COMMONLY KNOWN AS: 3360 WEST PETERSON AVENUE, CHICAGO, IL 60659 PINS: 13-02-217-045-1013, 13-02-217-045-1014, 13-02-217-045-1015, 13-02-217-045-1016

UNITS 402 AND 404 IN THE PETERSON PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20, 21, 22 AND 23 IN BLOCK 3 IN SALINGER AND CO'S FIFTH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER A. SUBDIVISION OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT DOCUMENT 8341272 (EXCEPT THAT PART OF SAID LOTS 20, 21, 22 AND 23 IN BLOCK 3 AFORESAID LYING SOUTH OF A LINE 67 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 2, CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED SEPTEMBER 17, 1929 AS DOCUMENT NUMBER 10481364) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421839001 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

AND ASSIGNED PARKING SPACES, NOW KNOWN OR TO BE ISSUED.

COMMONLY KNOWN AS: UNIT #402 AND UNIT #404, 3360 WEST PETERSON AVENUE, CHICAGO, IL 60659

PINS: 13-02-217-045-1010 AND 13-02-217-045-1012.

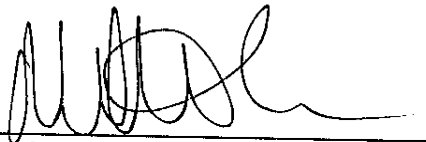
Commonly known as 2702 WEST BELDEN AVENUE, 2700 WEST BELDEN AVENUE, 2650 WEST BELDEN AVENUE AND 3360 WEST PETERSON AVENUE, CHICAGO, IL

# UNOFFICIAL COPY

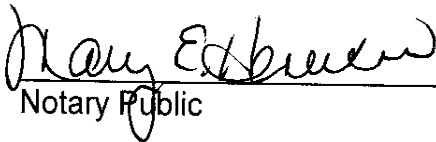
## STATEMENT FOR GRANTOR OR GRANTEE

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: May 14, 2013

Signature:   
Grantor or Agent


SUBSCRIBED AND SWORN to before me by this 14<sup>th</sup> day of May, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: May 14, 2013

Signature:   
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 14<sup>th</sup> day of May, 2013

  
Notary Public



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.