

# UNOFFICIAL COPY

## 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 October 30, 2012, in Case No. 08 CH 26250, entitled BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. MARIA D. RAMIREZ, 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 February 1, 2013, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:



Doc#: 1320444028 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/23/2013 11:29 AM Pg: 1 of 3

PARCEL 1: THE WEST 24.33 FEET OF THE EAST 127.70 FEET, ALL BEING OF THE FOLLOWING DESCRIBED TRACT AND MEASURED ALONG AND AT RIGHT ANGLES TO THE SOUTH LINE THEREOF; THAT PART OF LOT 1 IN ZEMON'S CAPITOL HILL SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF DES PLAINES, ELK GROVE TOWNSHIP IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 1 BEING 75 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, A DISTANCE OF 88 FEET; THENCE SOUTH 1 DEGREE 40 MINUTES 44 SECONDS EAST, A DISTANCE OF 235.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 20 MINUTES 34 SECONDS EAST, A DISTANCE OF 88 FEET TO A POINT OF THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, SOUTH 1 DEGREE 40 MINUTES 44 SECONDS EAST, A DISTANCE OF 78 FEET TO THE SOUTH EAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 1, SOUTH 88 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF 246.48 FEET; THENCE NORTH 1 DEGREE 39 MINUTES 26 SECONDS WEST, A DISTANCE OF 85.91 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 26 SECONDS EAST, A DISTANCE OF 7.94 FEET THENCE NORTH 88 DEGREES 20 MINUTES 34 SECONDS EAST, A DISTANCE OF 98.44 FEET TO THE POINT OF BEGINNING; ALSO PARCEL 2: THE NORTH 12 FEET OF THE SOUTH 48 FEET OF THE EAST 30 FEET ALL BEING OF THE FOLLOWING DESCRIBED TRACT ALL NORTH AND SOUTH MEASUREMENTS MADE ALONG THE EAST AND WEST LINES AND ALL THE EAST AND WEST MEASUREMENTS MADE AT RIGHT ANGLES TO THE SOUTH LINE OF THE FOLLOWING: THAT PART OF LOT 1 IN ZEMON'S CAPITOL HILL SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF DES PLAINES, ELK GROVE TOWNSHIP, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 1 BEING 75 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, A DISTANCE OF 210.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 40 MINUTES 44 SECONDS WEST, A DISTANCE OF 72.00 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, A DISTANCE OF 36.13 FEET; THENCE SOUTH 1 DEGREE, 39 MINUTES 26 SECONDS EAST, A DISTANCE OF 300.0 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 1 DEGREE 39 MINUTES 26 SECONDS WEST, A DISTANCE OF 228.00 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 16 SECONDS WEST, A DISTANCE OF 23.84 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS; ALSO PARCEL 3: EASEMENTS AS ESTABLISHED BY PLAT OF ZEMON'S CAPITOL HILL SUBDIVISION UNIT NO. 3 RECORDED MARCH 24, 1961 AS DOCUMENT 18117742 AND INCORPORATED BY DIRECT REFERENCE TO THE DECLARATION OF EASEMENTS AND EXHIBITS "1" AND "2" THERETO ATTACHED DATED SEPTEMBER 1962 AND RECORDED SEPTEMBER 10, 1962 AS DOCUMENT 18585772 MADE BY CHODY TOWNHOUSES, INC., AN ILLINOIS CORPORATION AND AS CREATED BY THE DEED FROM MAYWOOD PROVISIO STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT NO. 1961 TO APOLLO SAVINGS DATED JUNE 15, 1966 AND RECORDED JULY 27, 1966 AS DOCUMENT 18985995(A) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS ON PLAT OF ZEMON'S CAPITOL HILL SUBDIVISION UNIT NO. 3 (EXCEPT THAT PART THEREOF FALLING IN PARCEL AFORESAID) AND (B) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AND PARKING OVER, ACROSS AND ALONG THAT AREA SHOWN AS "INGRESS-EGRESS EASEMENT" ON PLAT OF ZEMON'S CAPITOL HILL SUBDIVISION UNIT NO. 3 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID).

Commonly known as 1586 PENNSYLVANIA AVENUE, Des Plaines, IL 60018

Property Index No. 08-24-402-018-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 16th day of May, 2013.

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

*Kate Heppner* 7/9/13  
City of Des Plaines

# UNOFFICIAL COPY

Judicial Sale Deed

The Judicial Sales Corporation

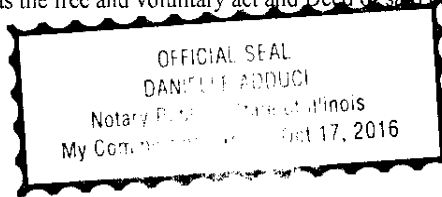
By: *Nancy R. Vallone*  
 Nancy R. Vallone  
 Chief Executive Officer

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, at 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

16th day of May, 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 B, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

05/13/13  
 Date

*August R. Butera*  
 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:

Attention: *James Tegen*

Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment  
 Mailing Address: 1500 N. Wacker Drive, 24th Floor  
Chicago, IL 60606

Telephone: \_\_\_\_\_

Mail To:

PIERCE & ASSOCIATES  
 One North Dearborn Street Suite 1300  
 CHICAGO, IL 60602  
 (312) 476-5500

Att. No. 91220  
 File No. PA0814960

# 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 7/22/13

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 22 DAY OF July  
20 13.

NOTARY PUBLIC Caryn Caudle



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.

Date 7/22/13

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID \_\_\_\_\_  
THIS 22 DAY OF July  
20 13.

NOTARY PUBLIC Caryn Caudle



Note: Any person who knowingly submits a false statement concerning the identify of a 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.]