

# UNOFFICIAL COPY



13294160120

## 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 December 6, 2010, in Case No. 09 CH 52701, entitled FIRST SECURITY TRUST AND SAVINGS BANK, AN ILLINOIS BANKING CORPORATION vs. LUIGI P. ADAMO, 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 April 2, 2013, does hereby grant, transfer, and convey to **First Security Real Property, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

Doc#: 1329416012 Fee: \$48.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 10/21/2013 10:51 AM Pg: 1 of 6

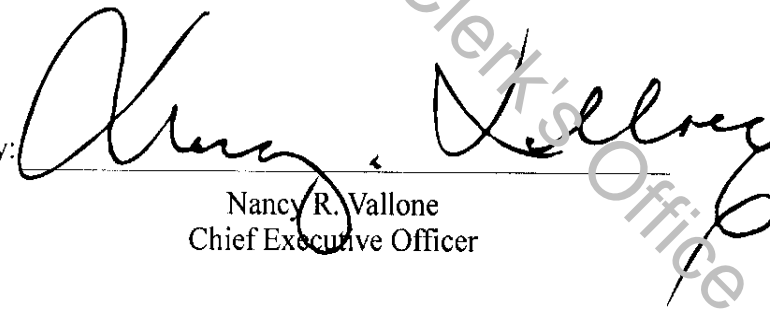
**UNIT NOS. 101, 102, 104, 105, 108, IN THE 6333 N. MILWAUKEE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 65, 66, 67, 68, AND 69 (EXCEPT THE SOUTHWESTERLY 21 FEET OF EACH SAID LOTS) IN WILLIAM ZELOSKY'S PARK VIEW CREST, BEING A SUBDIVISION OF TRACT NUMBER ONE (1) BRUMMEL AND CASE FOREST PRESERVE CONSOLIDATION PLAT, ACCORDING TO THE PLAT OF SAID PARK VIEW CREST, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 13, 1920 AS DOCUMENT NUMBER 117591 IN ,SEC 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO IN LOT 5 OF BILLY'S CALDWELL'S RESERVE IN TOWNSHIP 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 6333 N. MILWAUKEE AVENUE, UNITS 101, 102, 104, 105, AND 108, Chicago, IL 60646

Property Index No. 13-05-102-030-1001, 13-05-102-030-1002, 13-05-102-030-1003, 13-05-102-030-1004, 13-05-102-030-1005

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 3rd day of June, 2013.

The Judicial Sales Corporation

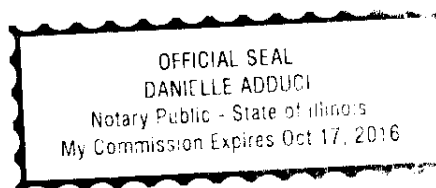
By:   
 Nancy R. Vallone  
 Chief Executive Officer

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

3rd day of June, 2013

  
 Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL

*no municipal tax per court order attached as Exhibit. BJ*

**UNOFFICIAL COPY****Judicial Sale Deed**

60606-4650.

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).6/11/13

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:

First Security Real Property, LLC

Contact Name and Address:

Contact:

First Security Real Property, LLC

Address:

7315 W Grand AvenueElmhurst Park IL 60707

Telephone:

(708) 453-3131

Mail To:

FOSTER & SMITH  
 8102 W. 119TH STREET - SUITE 150  
 Palos Park, IL 60464  
 (708) 923-0007

Att. No. 50013

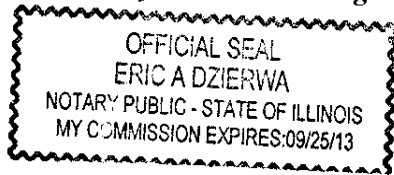
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## STATEMENT BY GRANTOR AND GRANTEE

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 June 11, 2013

Signature: \_\_\_\_\_  
Grantor or Agent

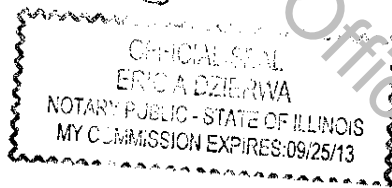


Subscribed and sworn to before me  
By the said Agent  
This 11, day of June, 2013  
Notary Public \_\_\_\_\_

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.

Date June 11, 2013

Signature: \_\_\_\_\_  
Grantee or Agent



Subscribed and sworn to before me  
By the said Agent  
This 11, day of June, 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.

(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.)

Exhibit A  
**UNOFFICIAL COPY**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION

FIRST SECURITY TRUST AND SAVINGS BANK,  
AN ILLINOIS BANKING CORPORATION

Plaintiff,

-v.-

09 CH 52701

Property Address:  
6333 N. MILWAUKEE AVENUE  
Units 101, 102, 104, 105, and 108  
Chicago, IL 60646

LOULEE, INC., AN ILLINOIS CORPORATION,  
LUIGI P. ADAMO, 6333 N. MILWAUKEE AVENUE  
CONDOMINIUM, ASSOCIATION, CITY OF  
CHICAGO, NON-RECORD CLAIMANTS AND  
UNKNOWN OWNERS

Defendants

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF  
POSSESSION

This cause comes to be heard on Plaintiff's motion for the entry of an Order Approving the Report of Sale and Distribution, confirming the sale of the premises, which are the subject of the matter captioned above and described as:

UNIT NOS. 101, 102, 104, 105, 108, IN THE 6333 N. MILWAUKEE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 65, 66, 67, 68, AND 69 (EXCEPT THE SOUTHWESTERLY 21 FEET OF EACH SAID LOTS) IN WILLIAM ZELOSKY'S PARK VIEW CREST, BEING A SUBDIVISION OF TRACT NUMBER ONE (1) BRUMMEL AND CASE FOREST PRESERVE CONSOLIDATION PLAT, ACCORDING TO THE PLAT OF SAID PARK VIEW CREST, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 13, 1920 AS DOCUMENT NUMBER 117591 IN ,SEC 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO IN LOT 5 OF BILLY'S CALDWELL'S RESERVE IN TOWNSHIP 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 6333 N. MILWAUKEE AVENUE, UNITS 101, 102, 104, 105, AND 108, Chicago, IL 60646

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## Order Approving Report of Sale

Property Index No. 13-05-102-030-1001, 13-05-102-030-1002, 13-05-102-030-1003, 13-05-102-030-1004, 13-05-102-030-1005.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

## IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a multi-unit residential condominium building;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 4/2/13

## IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified, and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$1,841,187.73 with interest thereon as by statute provided, against the subject property

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder a deed sufficient to convey title.

Municipality or County may contact the below with concerns about the real property:

Grantee or Mortgagee:

Contact:

First Security Real Property

Address:

7315 W. Grand Avenue

Elmhurst Park, IL 60707

Telephone Number:

(708) 453-3131

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## Order Approving Report of Sale

IT IS FURTHER ORDERED:

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess LUIGI P. ADAMO from the premises commonly known as 6333 N. MILWAUKEE AVENUE, UNITS 101, 102, 104, 105, AND 108, Chicago, IL, 60646

The Sheriff cannot evict until 30 days after the entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

IT IS FURTHER ORDERED that the Deed to be issued hereunder 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.

The Plaintiff will not pursue collection on the note.  
A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: \_\_\_\_\_

ENTER:

\_\_\_\_\_  
Judge

FOSTER & SMITH  
8102 W. 119TH STREET - SUITE 150  
Palos Park, IL 60464  
(708) 923-0007  
Attorney Code. 50013  
Case Number: 09 CH 52701  
TJSC#: 33-4991

Judge Lisa A. Marino

MAY 30 2013

Circuit Court 2083