

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 August 19, 2013, in Case No. 12 CH 031518, entitled ONEWEST BANK, FSB (D/B/A FINANCIAL FREEDOM, A DIVISION OF ONEWEST BANK, FSB) vs. KEVIN KOY, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to

Doc#: 1401740015 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/17/2014 12:36 PM Pg: 1 of 3

notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on November 21, 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:

UNIT NUMBER 214, AS DELINEATED UPON THE PLAT OF SURVEY (HEREAFTER REFERRED TO AS THE "PLAT") OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY (PARCEL) THAT PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS COMMENCING AT A POINT ON EAST LINE OF SAID NORTH WEST 1/4, SAID POINT BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID EAST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 24, A DISTANCE OF 667.47 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTH WEST 1/4) A DISTANCE OF 169.83 FEET TO THE POINT OF BEGINNING TO THE TRACT OF LAND BEING HEREIN DESCRIBED: THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 139.80 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 73.34 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 73.34 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 73.34 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 27.67 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 38.33 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 27.67 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 16.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 139.80 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 73.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR BAYBROOK PARK APARTMENT HOMES BUILDING "D" CONDOMINIUM (HEREINAFTER REFERRED TO AS THE "DECL") MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 20, 1971 AND KNOWN AS TRUST NUMBER 42956, AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON SEPTEMBER 14, 1973 AS DOCUMENT NUMBER 22479186, TOGETHER WITH A 1.1777 PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION IN COOK COUNTY, ILLINOIS.

Commonly known as 111 S. BAYBROOK DRIVE UNIT #214, PALATINE, IL 60074

Property Index No. 02-24-104-048-1028

Grantor has caused its name to be signed to those present by its President and CEO on this 14th day of January, 2014.

The Judicial Sales Corporation

BOX 70

Codilis & Associates, P.C.

By:

Nancy R. Vallone
President and CEO

UNOFFICIAL COPY**Judicial Sale Deed**

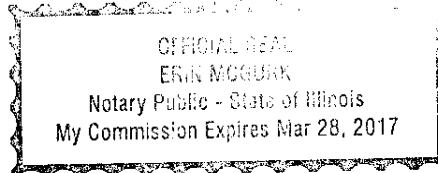
State of IL, County of COOK ss, I, Erin E. McGurk, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO 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

14th day of January, 2014

Erin McGurk

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).

JAN 14 2014

Date

Heather Brown

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 12 CH 031518.

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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment
P.O. Box 650043
Dallas, TX, 75265

Contact Name and Address:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION c/o James Tiegen
Address: One South Wacker Dr. Suite 1400
Chicago, IL 60606
Telephone: 312-368-6200

Mail To:

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

Att. No. 21762

File No. 14-12-18957

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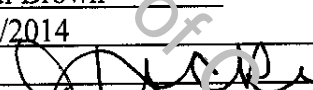
File # 14-12-18957

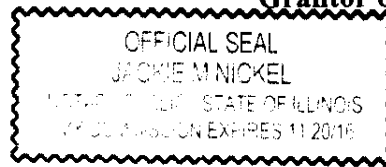
STATEMENT BY GRANTOR AND GRANTEE

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 January 14, 2014

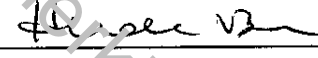
Signature: 
Grantor or Agent

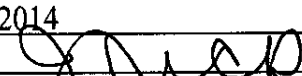
Subscribed and sworn to before me
By the said Heidi Brown
Date 1/14/2014
Notary Public 

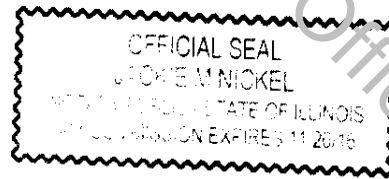


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 14, 2014

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Heidi Brown
Date 1/14/2014
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.)