

# 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 June 27, 2013, in Case No. 11 CH 043722, entitled 2010-3 SFR VENTURE, LLC vs. TAWFIC KHOURY A/K/A TAWFIC B. KHOURY, 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-

Doc#: 1412062031 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/30/2014 11:03 AM Pg: 1 of 4

1507(c) by said grantor on January 8, 2014, does hereby grant, transfer, and convey to **2010-3 SFR VENTURE REO, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

Box 70 Codilis & Assoc. P.C.

UNIT NUMBER 601-'J', AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE WEST 127 FEET OF THE EAST 628.19 FEET OF THE SOUTH 122 FEET OF THE NORTH 256.08 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST EASTERLY LINE, THROUGH A POINT ON SAID MOST EASTERLY LINE, 70.69 FEET SOUTHERLY, AS MEASURED ALONG SAID MOST EASTERLY LINE AND SAID LINE EXTENDED NORTHERLY, OF THE CENTER LINE OF BALLARD ROAD, ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT, TO WIT: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.5 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE OF BALLARD ROAD IN THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 (EXCEPTING FROM SAID ABOVE DESCRIBED TRACT THE NORTH 33 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 33 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT AND EXCEPT THE SOUTH 150 FEET OF THE NORTH 183 FEET OF THE EAST 150 FEET OF THE WEST 183 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF SAID TRACT AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID LAST DESCRIBED EXCEPTION TO BE CONSTRUED AS DELETING; ALSO FROM SAID TRACT THAT PART OF LOT 6 IN GOETTSCHKE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SAID SECTION 15 FALLING WITHIN SAID LAST DESCRIBED EXCEPTION, AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID WEST LINE BEING THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID POINT OF BEGINNING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID WEST LINE, 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE NORTH 55 DEGREES 00 MINUTES 00 SECONDS EAST 239.6 FEET; THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS 130 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 00 SECONDS 225 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST 160 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT, 553.02 FEET SOUTHERLY AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS BEING AFOREDESCRIBED LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.5 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, AND EXTENDING THROUGH SAID POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SOUTHWEST 1/4, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TO THE CENTER LINE OF SAID BALLARD ROAD) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1973 AND KNOWN AS TRUST NUMBER 73051055, RECORDED 114 THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22862487; TOGETHER WITH AN UNDIVIDED 3.277 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS. TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 11, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT APPURTENANT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION RECORDED SEPTEMBER 18, 1972 AS DOCUMENT NUMBER 22053833 AND AS CREATED BY DEED FROM MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1973 AND KNOWN AS TRUST NUMBER 73001055 TO WERNER ROSE AND ANN ROSE AND RECORDED AS DOCUMENT NUMBER 23526363, IN

# UNOFFICIAL COPY

Judicial Sale Deed


COOK COUNTY, ILLINOIS.

Commonly known as 9396 LANDINGS AVENUE UNIT #601, DES PLAINES, IL 60016

Property Index No. 09-15-307-114-1029, Property Index No. (19-12-300-026 Underlying)

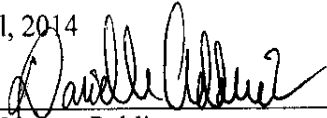
Grantor has caused its name to be signed to those present by its President and CEO on this 24th day of April, 2014.

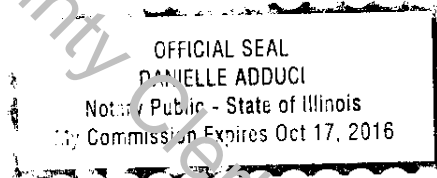
### The Judicial Sales Corporation

By:   
 Nancy R. Vallone  
 President and Chief Executive Officer

State of IL, County of COOK ss, I, Daniell 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 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  
 24th day of April, 2014

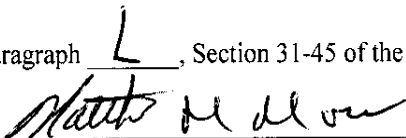
  
 \_\_\_\_\_  
 Notary Public



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).

04/28/14  
 Date

  
 \_\_\_\_\_  
 Buyer, Seller or Representative

Matthew Moses  
 ARDC# 6279082

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 11 CH 043722.

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:  
 2010-3 SFR VENTURE REO, LLC

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Judicial Sale Deed

5032 PARKWAY PLAZA BLVD. SUITE 200  
Charlotte, NC, 28217

Contact Name and Address:

Contact: Melanie Deaton  
Address: 5032 PARKWAY PLAZA BLVD.  
Charlotte, NC 28217  
Telephone: 704-426-8873

Mail To:

*M. M. M. M.*  
CODILIS & ASSOCIATES, P.C.  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-11-39921

Property of Cook County Clerk's Office

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File # 14-11-39921

## 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 April 23, 2014

Signature: *Matthew Moses*  
Grantor or Agent

Subscribed and sworn to before me

By the said Agent

Date 4/28/2014

Notary Public *Sarah Muhm*



*Matthew Moses*  
ARDC# 6278082

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 April 28, 2014

Signature: *Matthew Moses*  
Grantee or Agent

Subscribed and sworn to before me

By the said Agent

Date 4/28/2014

Notary Public *Sarah Muhm*



*Matthew Moses*  
ARDC# 6278082

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.)