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Doc#: 1504010014 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2015 09:42 AM Pg: 1 of 3

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 September 16, 2014, in Case No. 12 CH 027307, entitled CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF

ARLP TRUST 3 vs. NATALIA DROBETSKIY, 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 December 18, 2014, does hereby grant, transfer, and convey to CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 3 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 15 IN BLOCK 7, IN MEADOW BROOK UNIT NO. 3, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 29, 1958, AS DOCUMENT NUMBER 1798636 IN COOK COUNTY, ILLINOIS.

Commonly known as 404 MARVIN PLACE, WHEELING, IL 60090

Property Index No. 03-12-112-007-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 3rd day of February, 2015.

BOX 70

Codilis & Associates, P.C.

The Judicial Sales Corporation

By:

Nancy R. Vallone
President and Chief Executive Officer

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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

3rd day of February, 2015

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 2-5-15, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

2-5-15
Date

Aaron J. Dornan
Buyer, Seller or Representative

Aaron J. Dornan
ARDC # 6278249

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 027307.

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:
CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 3
P.O. BOX 24737
West Palm Beach, FL, 33416

Contact Name and Address:

Contact: TONY COMBS
Address: 1525 S. BELT LINE RD.
COPPELL, TX 75019
Telephone: 469-645-3460

Mail To:

M. Moses
CODILIS & ASSOCIATES, P.C.
Matthew Moses, ARDC #6278082
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE, IL, 60527
(630) 794-5300
Att. No. 21762
File No. 14-13-28344

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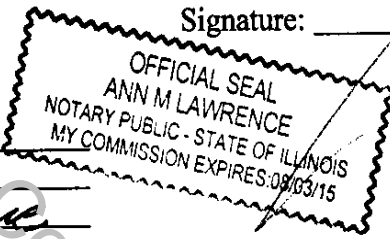
File # 14-13-28344

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 February 5, 2015

Signature: _____
Grantor or Agent



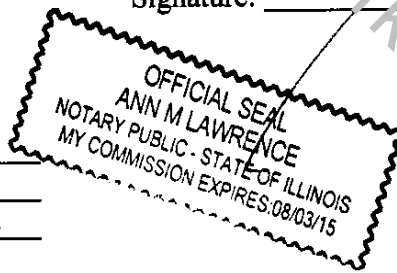
Aaron J. Demuth
ARDC # 6273249

Subscribed and sworn to before me
By the said Agent
Date 2/5/2015
Notary Public Ann M. Lawrence

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 February 5, 2015

Signature: _____
Grantee or Agent



Aaron J. Demuth
ARDC # 6273249

Subscribed and sworn to before me
By the said Agent
Date 2/5/2015
Notary Public Ann M. Lawrence

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.)