



Doc#: 1507029057 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 03/11/2015 02:49 PM 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 October 30, 2014, in Case No. 14 CH 00982, entitled AB ACQUISITIONS, LLC SUCCESSOR IN INTEREST TO NORTH SHORE COMMUNITY BANK AND TRUST COMPANY, AS SUCCESSOR BY MERGER TO DIAMOND BANK FSB vs. TIPSYPYCAKE, INC., 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 January 30, 2015, does hereby grant, transfer, and convey to **AB ACQUISITIONS, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

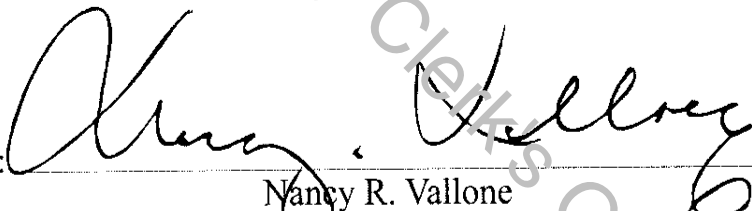
**LOT 25 IN BLOCK 1 IN WATRISS SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, (EXCEPT THE EAST 115 FEET THEREOF) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 1043 N. CALIFORNIA AVE., Chicago, IL 60622

Property Index No. 16-01-408-007-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 25th day of February, 2015.

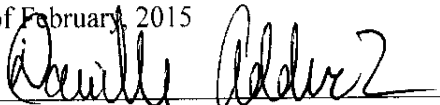
**The Judicial Sales Corporation**

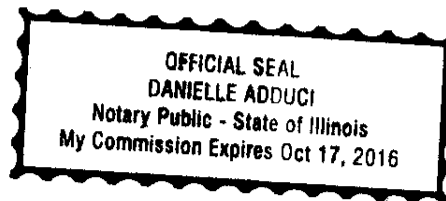
By:   
Nancy R. Vallone  
President and Chief Executive Officer

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 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

25th day of February, 2015

  
Notary Public



CERD REVIEWER 

# UNOFFICIAL COPY

Judicial Sale Deed

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).

3-11-15

Date

August O'Leary

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:

AB ACQUISITIONS, LLC

10526 W. Cermak

Westchester, IL 60154

Contact Name and Address:

Contact:

AB Acquisitions, LLC

Address:

10526 W. Cermak

Westchester, IL 60154

Telephone:

708-955-0491

Mail To:

CHUHAK & TECSON, P.C.

30 S. WACKER DRIVE, STE. 2600

CHICAGO, IL, 60606

(312) 444-9300

Att. No. 70693

File No. 53300

City of Chicago  
Dept of Finance

683917



Real Estate  
Transfer  
Stamp

\$0.00

3/11/2015 10:49

dr00764

Batch 9,539,939

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: March 11, 2015

By: *Elpheth Orange*

SUBSCRIBED and SWORN to before me this 11th day of March, 2015.



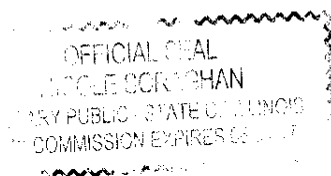
*Nicole S. [unclear]*  
NOTARY PUBLIC  
My commission expires: 6-4-17

The grantee or his/her 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.

Date: March 11, 2015

By: *Elpheth Orange*

SUBSCRIBED and SWORN to before me this 11<sup>th</sup> of March, 2015.



*Nicole S. [unclear]*  
NOTARY PUBLIC  
My commission expires: 6-4-17

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 5 of the Illinois Real Estate Transfer Act.]