

UNOFFICIAL COPY



Doc#: 1517001073 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2015 02:43 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 November 17, 2014, in Case No. 14 CH 011570, entitled CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS

INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 2 vs. SAM DIAMANTOPOULOS, 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 February 19, 2015, 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 2 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever: *Box 70 Cordalis & Assoc.*

PARCEL 1: UNIT 602 AND GU-246 & 247 IN MUSEUM POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 50, LOT 51 AND OUTLOT 6 IN MUSEUM PARK SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN THE CONOR'S SUBDIVISION, BEING A SUBDIVISION OF THE PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 156.76 FEET; THENCE 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 41.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, EAST ALONG A LINE 1.69 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF OUTLOT 6 AND LOT 50, AFORESAID, A DISTANCE OF 73.13 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 50 AND 51, SAID POINT BEING 1.72 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 50, AS MEASURED ALONG THE EAST LINE THEREOF; THENCE NORTHERLY, 181.90 FEET ALONG THE EASTERLY LINE THEREOF, BEING THE ARC OF A CIRCLE CONVEX EAST, HAVING A RADIUS OF 2832.93 FEET, AND WHOSE CHORD BEARS NORTH 12 DEGREES 35 MINUTES 11 SECONDS WEST, A DISTANCE OF 181.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 168.8 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ALSO; THE SOUTH 8.00 FEET OF THAT PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 IN CONNOR'S SUBDIVISION, BEING A SUBDIVISION OF PART FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 WHICH LIES WEST OF THE NORTHERLY EXTENSION OF EASTERLY LINE OF LOT 4, IN COOK COUNTY, ILLINOIS. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT 0435019027, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-17, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0435019027, AS AMENDED FROM TIME TO TIME

Commonly known as 233 E. 13TH STREET UNIT #602, CHICAGO, IL 60605

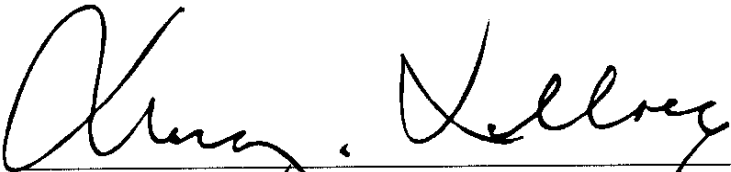
Property Index No. 17-22-110-119-1017/1450/1451

Grantor has caused its name to be signed to those present by its President and CEO on this 18th day of May, 2015.

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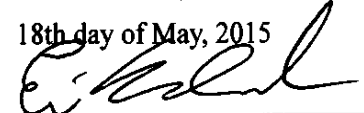
Judicial Sale Deed

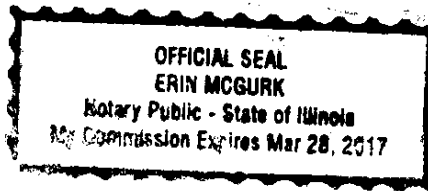
The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

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.

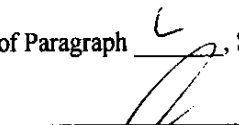
Given under my hand and seal on this
18th day of May, 2015


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 6, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

6-18-15 Date  Buyer, Seller or Representative James R. Riegel

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 stamp, pursuant to court order in Case Number 14 CH 011570.

Grantor's Name and Address:
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

City of Chicago
Dept. of Finance
689583
6/15/2015 14:58
dr00111



Real Estate
Transfer
Stamp
\$0.00
Batch 10,030,288

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 2
P.O. BOX 24737
West Palm Beach, FL, 33416-4737

Mail To:

Contact Name and Address:
Contact: LAURI BAYONA
Address: 1525 S. BELT LINE RD.
COPPELL, TX 75019
Telephone: 469-645-3491

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. 14-13-28353

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File # 14-13-28353

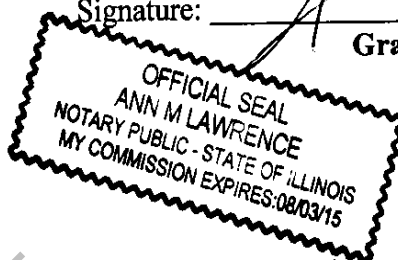
STATEMENT BY GRANTOR AND GRANTEE

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 June 18, 2015

Signature: _____
Grantor or Agent

James R. Riegel



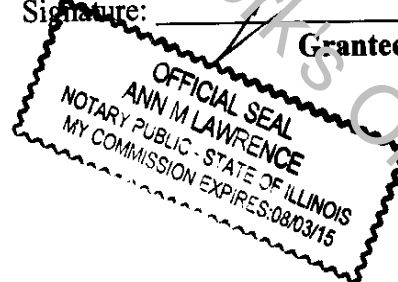
Subscribed and sworn to before me
By the said Agent
Date 6/18/2015
Notary Public Ann M. Lawrence

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 June 18, 2015

Signature: _____
Grantee or Agent

James R. Riegel



Subscribed and sworn to before me
By the said Agent
Date 6/18/2015
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.)