

# UNOFFICIAL COPY

## SHERIFF'S DEED

Thomas J. Dart, Sheriff of Cook County, Illinois, party of the first part, pursuant to and under the authority conferred by the provisions of an Order to Confirm Foreclosure Sale, entered by the Circuit Court of Cook County, Illinois on January 25, 2016, in Case No. 14 CH 05126, entitled MB FINANCIAL BANK, N.A. vs. EMMANUEL PANIGIRAKIS, 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 3, 2015, does hereby grant, transfer, and convey to **2701 NORTH CALIFORNIA LLC**, an Illinois limited liability company, party of the second part, the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

**Property Address:** 2701-2755 N. California, Chicago, Illinois

**Permanent Index Number:** 13-25-400-012-0000; 13-25-400-013-0000;  
13-25-400-014-0000; 13-25-400-015-0000;  
13-25-400-016-0000; 13-25-400-017-0000;  
13-25-400-018-0000; 13-25-400-043-0000;  
13-25-400-048-0000;

Witness my hand and seal at Chicago, Illinois, this 28 day of January, 2016.

Thomas J. Dart  
Sheriff of Cook County, Illinois  
By: Joshua Thomas #11024  
Name: \_\_\_\_\_

RUSAO



Doc#: 1605319106 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/22/2016 04:02 PM Pg: 1 of 4

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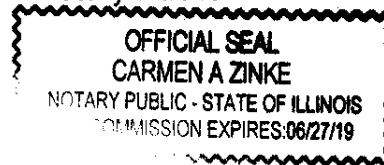
STATE OF ILLINOIS     )  
   )  
 COUNTY OF COOK        )

The undersigned, a Notary Public, in and for the County and State aforesaid, does hereby certify that Joshua Thomas, personally known to me to be the \_\_\_\_\_, appeared before me this day in person and acknowledged that as such \_\_\_\_\_, he/she signed and delivered said Sheriff's Deed pursuant to authority given, as his/her free and voluntary act, and as the free and voluntary act and Deed of the Sheriff of Cook County, Illinois, for the uses and purposes therein set forth.

JAN 28 2016

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2016.

*Carmen A Zinke*  
 Notary Public



**This document was prepared by  
 and after recording return to:**  
 Robbins, Salomon & Patt, Ltd.  
 Attn: Andrew W. Lapin, Esq.  
 180 N. LaSalle Street, Suite 3300  
 Chicago, Illinois 60602

**Party of the First Part's Name and Address:**  
 Thomas J. Dart, Sheriff of Cook County, Illinois  
 50 W. Washington  
 Chicago, Illinois 60602

**Party of the Second Part's Name and Address  
 and mail tax bills to:**  
 2701 NORTH CALIFORNIA LLC  
 Attn: Cheri Grossman  
 425 W. North Avenue  
 Chicago, Illinois 60610

REAL ESTATE TRANSFER TAX 19-Feb-2016



COUNTY:	1,800.25
ILLINOIS:	3,600.50
TOTAL:	5,400.75

13-25-400-012-0000 | 20160201671524 | 1-189-096-000

REAL ESTATE TRANSFER TAX 19-Feb-2016



CHICAGO:	27,003.75
CTA:	10,801.50
TOTAL:	37,805.25 *

13-25-400-012-0000 | 20160201671524 | 1-061-104-192

\* Total does not include any applicable penalty or interest due.

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**PARCEL 1:**

LOTS 44 THROUGH 48 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 3/4 OF THE NORTHWEST OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT WHERE OCCUPIED BY THE IC& N. W. R. R.) AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

LOT 25 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 3:**

LOT 26 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 4:**

LOTS 27, 28 AND 29 IN BLOCK 1 IN FARLIN'S SUBDIVISION IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 5:**

LOT 30 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 1/2 (EXCEPT RAILROAD) AND THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 6:**

LOT 31 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 1/2 (EXCEPT RAILROAD) AND THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 7:**

LOTS 32 THROUGH 43 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 1/2 (EXCEPT RAILROAD) AND THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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**OLD REPUBLIC** NATIONAL TITLE INSURANCE COMPANY

### 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 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: 2/19/16

Signature: [Handwritten Signature]  
Grantor or Agent



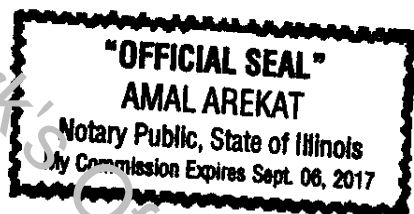
Subscribed and sworn to before me on 2/19/16

Notary Public [Handwritten Signature]

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 under the laws of the State of Illinois.

Dated: 2/19/16

Signature: [Handwritten Signature]  
Grantor or Agent



Subscribed and sworn to before me on 2/19/16

Notary Public [Handwritten Signature]

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)