

UNOFFICIAL COPY

JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on September 29, 2015 in Case No. 13 CH 5855 entitled International Bank of Chicago vs. BMC Builders, Inc. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 23, 2015, does hereby grant, transfer and convey to IBC Property Holdings, LLC, an Illinois limited liability company the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



1605529055

Doc#: 1605529055 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2016 03:50 PM Pg: 1 of 3

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this January 12, 2016.

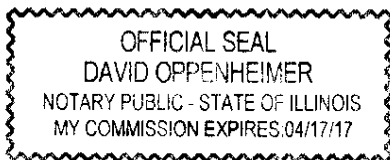
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on January 12, 2016 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



Notary Public

0174021397
4021396
4021395

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) John J. Lappe, January 12, 2016.

141840

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Rider attached to and made a part of a Judicial Sale Deed dated January 12, 2016 from INTERCOUNTY JUDICIAL SALES CORPORATION to IBC Property Holdings, LLC, an Illinois limited liability company and executed pursuant to orders entered in Case No. 13 CH 5855.

PROPERTY I: LOTS 1, 2 AND 3 IN T.B.KEEFE'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY II: LOT 12 IN PROEBSTINGS SUBDIVISION OF LOTS 4, 5, 6, AND THE SOUTH 60 FEET OF LOT 7 IN BLOCK 8 IN BORDONS SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

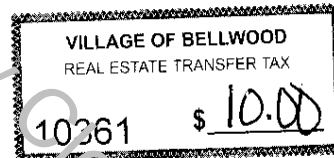
PROPERTY III: LOT 7 IN BLOCK 5 IN WILLIAM B. WALTHRATH'S SUBDIVISION OF PART OF THE WEST 17 CHAINS AND 2 LINKS OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7400 S Stony Island Ave., Chicago, IL 60649, 2620 W. North Ave., Chicago, IL 60647 and 431-439 25th Ave., Bellwood, IL 60104

P.I.N. 20-26-229-040-0000, 13-36-428-032-0000 and 15-10-300-033-0000, 15-10-300-034-0000, 15-10-300-035-0000

Grantee's Contact Information:

IBC Property Holdings, LLC
5069 N. Broadway
Chicago, IL 60640



RETURN TO:

John J. Swiess
Attorney at Law
900 Jorie Blvd., Suite 170B
Oak Brook, IL 60523

REAL ESTATE TRANSFER TAX

24-Feb-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-26-229-040-0000 | 20160201671694 | 0-135-322-176

REAL ESTATE TRANSFER TAX

24-Feb-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

20-26-229-040-0000 | 20160201671694 | 0-845-687-360

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

MAIL TAX BILLS TO:

IBC Property Holdings, LLC
5069 N. Broadway
Chicago, IL 60640

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 1 | 12 | 2016

SIGNATURE: *John J. Swiess*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

MARGARET SWIESS

By the said (Name of Grantor): JOHN J. SWIESS

On this date of: 1 | 12 | 2016

NOTARY SIGNATURE: *Margaret Swiess*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 1 | 12 | 2016

SIGNATURE: *John J. Swiess*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

MARGARET SWIESS

By the said (Name of Grantee): JOHN J. SWIESS

On this date of: 1 | 12 | 2016

NOTARY SIGNATURE: *Margaret Swiess*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

revised on 10.6.2015