



17047151530

Doc# 1704715153 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/16/2017 02:02 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 March 18, 2016, in Case No. 15 CH 006669, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. SHARON M. COLEMAN, 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 15, 2016, does hereby grant, transfer, and convey to **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNIT NUMBER 1951-G IN MICHAEL MANOR ON MONTICELLO CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 10 AND 11 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE NORTH 430 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART, LYING BELOW ELEVATION 36.20 FEET CITY OF CHICAGO DATUM (SAID ELEVATION DESCRIBING A HORIZONTAL PLANE BETWEEN THE FIRST FLOOR CEILING AND THE TOP OF THE SECOND FLOOR) AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10, 47.64 FEET TO A POINT ON THE SOUTH FACE OF AN EXTERIOR BRICK WALL; THENCE WEST, ALONG SAID FACE 27.00 FEET TO A POINT ON THE EAST FACE OF AN EXTERIOR BRICK WALL; THENCE SOUTH ALONG SAID FACE, 6.95 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE WEST ALONG SAID EXTENSION AND FACE, 21.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11, SAID POINT BEING 54.59 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH ALONG SAID WEST LINE, 54.59 FEET TO SAID NORTHWEST CORNER OF SAID LOT 11; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11, 18.97 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH, ALONG SAID EXTENSION AND FACE 32.32 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE EAST ALONG SAID FACE, 3.33 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH ALONG SAID EAST AND NORTHERLY EXTENSION THEREOF, 32.32 FEET TO A POINT ON THE AFORESAID NORTH LINE OF LOT 11; THENCE EAST, ALONG THE NORTH LINE OF SAID LOTS 10 AND 11, 25.70 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0906503052, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 4, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Commonly known as 1951 N. MONTICELLO AVENUE UNIT G, CHICAGO, IL 60647


Property Index No. 13-35-306-049-1005 (13-35-306-001 Underlying)

Grantor has caused its name to be signed to those present by its President and CEO on this 2nd day of February, 2017.

The Judicial Sales Corporation

BOX 70

Codilis & Associates, P.C.

By: 
Nancy R. Vallone
President and Chief Executive Officer

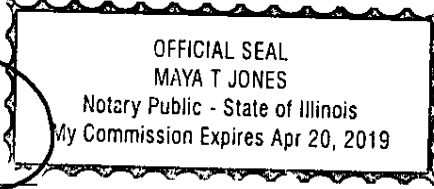
UNOFFICIAL COPY

Judicial Sale Deed

Property Address: 1951 N. MONTICELLO AVENUE UNIT G, CHICAGO, IL 60647

State of IL, County of COOK ss, I, Maya T Jones, 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
2nd day of February, 2017



Maya T Jones
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 L Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

02-06-17
Date

Matthew Moses
Buyer, Seller or Representative

Matthew Moses
ARDC# 6278082

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 15 CH 006669.

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:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
Columbus, OH, 43219

REAL ESTATE TRANSFER TAX		16-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-35-306-049-1005 20170201610775 0-027-726-528		

Contact Name and Address:

Contact: STEPHEN ORR FOR VIOLATIONS
Stephen.b.orr@chase.com
614-759-5450
JACK EVANS FOR PROPERTY PRESERVATION/ MAINTENANCE
JACK.EVANS@chase.com
614-759-5853
Address: 825 TECH CENTER DRIVE, FLOOR 02
GAHANNA, OH 43230

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. 14-15-06497

REAL ESTATE TRANSFER TAX		10-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-35-306-049-1005 20170201610775 0-123-478-720		

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

UNOFFICIAL COPY

File # 14-15-06497

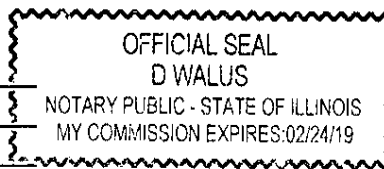
STATEMENT BY GRANTOR AND GRANTEE

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 6, 2017

Signature: *Matthew Moses*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 2/6/2017
Notary Public *[Signature]*



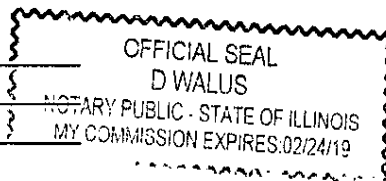
Matthew Moses
ARDC# 6278082

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 6, 2017

Signature: *Matthew Moses*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 2/6/2017
Notary Public *[Signature]*



Matthew Moses
ARDC# 6278082

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.)