

UNOFFICIAL COPY



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 January 11, 2017, in Case No. 16 CH 005864, entitled CIT BANK, N.A. vs. JACKLEIN COLBOURNE, et al, and pursuant to which the premises hereinafter described were sold at public sale

Doc# 1720113075 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2017 01:25 PM PG: 1 OF 3

pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on April 13, 2017, does hereby grant, transfer, and convey to **RANDOM PROPERTIES ACQUISITION CORP. ILL.**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

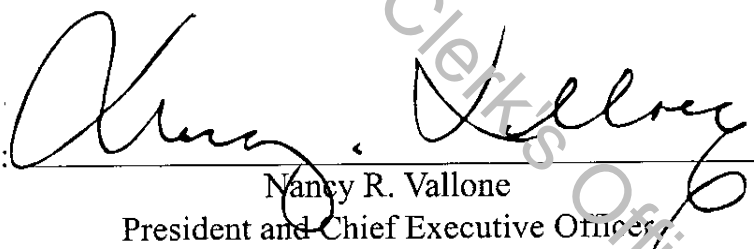
PARCEL 1: UNIT NUMBER 610 IN BERWYN MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 42, 43, 44, 45 AND 46 IN BLOCK 10 AND LOTS 17 AND 18 IN BLOCK 18 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00679521, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 7, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00679521.

Commonly known as 3303 GROVE AVENUE UNIT #610, BERWYN, IL 60402

Property Index No. 16-31-127-058-1063

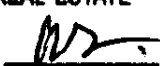
Grantor has caused its name to be signed to those present by its President and CEO on this 14th day of June, 2017.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

BOX 70

Codilis & Associates, P.C.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH B OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION
DATE 7-12-2017 TELLER 

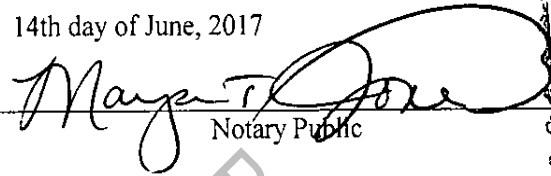
UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 3303 GROVE AVENUE UNIT #610, BERWYN, IL 60402

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

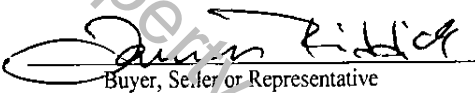
14th day of June, 2017


Notary Public

OFFICIAL SEAL
MAYA T JONES
Notary Public - State of Illinois
My Commission Expires Apr 20, 2019

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).

7/19/17 
Date Buyer, Seller or Representative

Lauren Riddick
ARDC # 6313821

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 16 CH 005864.

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:

RANDOM PROPERTIES ACQUISITION CORP. III., by assignment
PO BOX 85400
Austin, TX, 78708

Contact Name and Address:

Contact: REX LAMB, VICE PRESIDENT/LATE DEFAULT FORECLOSURE
Address: 2900 ESPERANZA CROSSING
Austin, TX 78758
Telephone: 512-506-6815
Email: FF_REODeeds@owb.com

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. 14-16-03644

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File # 14-16-03644

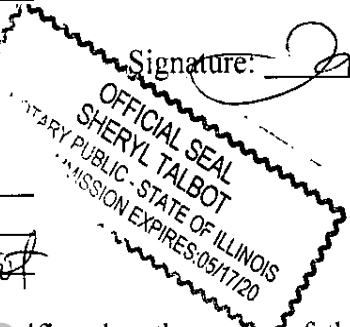
STATEMENT BY GRANTOR AND GRANTEE

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 July 19, 2017

Signature: Lauren Riddick
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 7/19/2017
Notary Public Sheryl Talbot



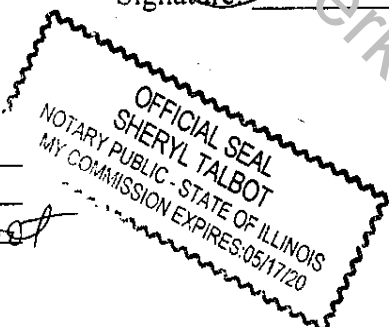
Lauren Riddick
ARDC # 6313821

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 July 19, 2017

Signature: Lauren Riddick
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 7/19/2017
Notary Public Sheryl Talbot



Lauren Riddick
ARDC # 6313821

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.)