

# UNOFFICIAL COPY



\*17363290030\*

Doc# 1736329003 Fee \$60.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2017 09:41 AM PG: 1 OF 5

## 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 July 25, 2017, in Case No. 2016 CH 14632, entitled A & A DOLTON, LLC vs. BJV, LLC, 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 October 30, 2017, does hereby grant, transfer, and convey to **A & A DOLTON, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

### Parcel No. 9

Lot 27 In Block 1 in Counselman's Subdivision of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 09 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 421 S. Kilbourn Avenue, Chicago, IL 60624

Property Index No.: 16-15-129-007-0000.

The real estate is improved with an apartment building.

#### REAL ESTATE TRANSFER TAX

29-Dec-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-15-129-007-0000 | 20171201672827 | 0-856-674-336

### Parcel No. 10

Lot 1 (except the East 25.00 feet) and the East 24.41 feet of Lot 2 in Goldy's Addition to Chicago, in the Southwest 1/4 of Section 14, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3702 W. Lexington Street, Chicago, IL 60624

Property Index No.: 16-14-307-041-0000.

The real estate is improved with an apartment building.

#### REAL ESTATE TRANSFER TAX

29-Dec-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-15-129-007-0000 | 20171201672827 | 1-473-659-936

### Parcel No. 11

The West 1/2 of Lot 24 and all of Lot 25 in Block 13 in E. A. Cummings and Company's Central Park Avenue Addition, being a subdivision of that part of the Southeast 1/4 of Section 14, Township 39 North, Range 13 East of the Third Principal Meridian, lying South of the North 40 rods thereof and North of North line of right-of-way of Chicago and Great Western Railroad, in Cook County, Illinois.

Commonly known as: 3250 W. Polk Street, Chicago, IL 60624

Property Index No.: 16-14-411-019-0000.

The real estate is improved with an apartment building.

FIDELITY NATIONAL TITLE

999102904  
(2 of 34)

SY  
P 566  
SM  
SCY  
INT

# UNOFFICIAL COPY

## FORECLOSURE SALE DEED

Property Address: 421 S. Kilbourn Avenue, Chicago, IL 60624, 3702 W. Lexington Street, Chicago, IL 60624  
3250 W. Polk Street, Chicago, IL 60624, 1844 S. Ridgeway Ave, Chicago, IL 60623  
130 S. Sacramento Ave, Chicago, IL 60623, 1270 S. St. Louis Ave, #3, Chicago, IL 60623  
1840 S. St. Louis Ave, Chicago, IL 60623, 5827 S. Wabash Ave, Chicago, IL 60637

### Parcel No. 12

Lot 43 in Downing's Subdivision of Lots 7 to 14, inclusive, in J. H. Kedzie's Subdivision of part of the Southwest 1/4 of Section 23, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1844 S. Ridgeway Avenue, Chicago, IL 60623

Property Index No.: 16-23-312-044-0000.

The real estate is improved with an apartment building.

### Parcel No. 13

Lot 54 (except therefrom that part of Lot 54 conveyed by Deed recorded January 30, 1889 in Book 2467, Page 313, as Document No. 1056425 and except that part of Lot 54 described as follows: Beginning at a point on the North line of said Lot 54, 45 feet, 3/8 inches West on the Northeast corner of said Lot 54; running thence East 45 feet, 3/8 inches to the Northeast corner of said Lot 54; running thence South on the East line of said Lot 54, 3 1/8 inches; thence Westerly to a point 4 inches South of the place of beginning, continuing thence West on a line parallel with the North line of said Lot 54 and 4 inches South thereof to a point on the West line of said Lot 54, a distance of 4 inches South of the Northwest corner of said Lot 54; thence North on the West line of said Lot 54; a distance of 4 inches to the Northwest corner of said Lot 54; thence East to the place of beginning in Cook County, Illinois) in Francis B. Little's Resubdivision of Block 1 of Derby and Wallace's Subdivision of that part South of Barry Point Road of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 130 S. Sacramento Blvd., Chicago, IL 60623

Property Index No.: 16-13- 115-052-0000.

The real estate is improved with an apartment building.

### Parcel No. 14

Parcel A: Unit 3 together with its undivided percentage interest in the common elements in the 1270 S. St. Louis Condominium as delineated and defined in the Declaration recorded as Document No. 0807822026, in the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 39 North, Range 13 East of the Third Principal Meridian. in Cook County, Illinois.

Parcel B: Exclusive use for parking purposes in and to Parking Space No. P-3, a limited common element, as set forth and defined in said Declaration of Condominium and survey attached thereto, in Cook County, Illinois.

Commonly known as: 1270 S. St. Louis Avenue, #3, Chicago, IL 60623

Property Index No.: 16-23-202-042-1003.

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## FORECLOSURE SALE DEED

Property Address: 421 S. Kilbourn Avenue, Chicago, IL 60624, 3702 W. Lexington Street, Chicago, IL 60624  
 3250 W. Polk Street, Chicago, IL 60624, 1844 S. Ridgeway Ave, Chicago, IL 60623  
 130 S. Sacramento Ave, Chicago, IL 60623, 1270 S. St. Louis Ave, #3, Chicago, IL 60623  
 1840 S. St. Louis Ave, Chicago, IL 60623, 5827 S. Wabash Ave, Chicago, IL 60637

The real estate is improved with a condominium.

### Parcel No. 15

Lot 41 in Wood's Lawndale Subdivision, being a subdivision of that part lying North of Ogden Avenue of the East 1/2 of the West 1/2, together with the North 265 feet of the West 1/2 of the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 23, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1840 S. St. Louis Avenue, Chicago, IL 60623

PIN: 16-23-408-035-0000

The real estate is improved with an apartment building.

### Parcel No. 16

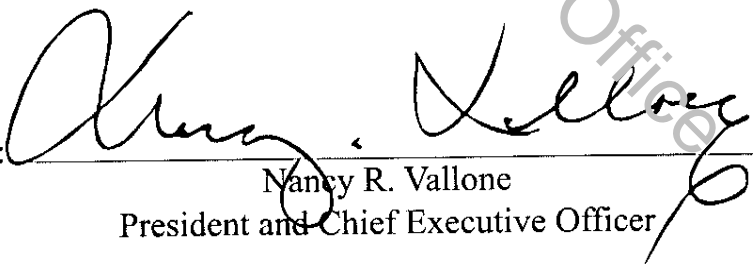
Lot 30, except street in C. J. Hambleton's Second Subdivision of the 8 rods North and adjoining the South 16 rods of the West 40 rods of the Northwest 1/4 of Section 15, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 5827 S. Wabash Avenue, Chicago, IL 60637

Property Index No.: 20-15-120-008-0000.

Grantor has caused its name to be signed to those present by its President and CEO on this 20th day of November, 2017.

**The Judicial Sales Corporation**

By:   
 \_\_\_\_\_  
 Nancy R. Vallone  
 President and Chief Executive Officer

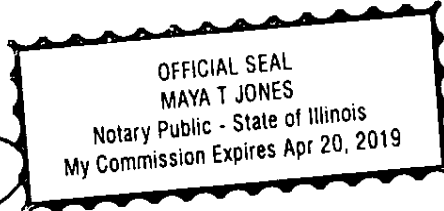
# UNOFFICIAL COPY FORECLOSURE SALE DEED

Property Address: 421 S. Kilbourn Avenue, Chicago, IL 60624, 3702 W. Lexington Street, Chicago, IL 60624  
3250 W. Polk Street, Chicago, IL 60624, 1844 S. Ridgeway Ave, Chicago, IL 60623  
130 S. Sacramento Ave, Chicago, IL 60623, 1270 S. St. Louis Ave, #3, Chicago, IL 60623  
1840 S. St. Louis Ave, Chicago, IL 60623, 5827 S. Wabash Ave, Chicago, IL 60637

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

20th day of November, 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).

11/27/17 Date  
*Giuseppe Cappella, et al*  
Buyer, Seller or Representative

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 2016 CH 14632.

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:  
A & A DOLTON, LLC

Contact Name and Address:

Contact: KENNETH J. CHALIFOUX  
Address: 31366 N. US 45  
LIBERTYVILLE, IL 60048  
Telephone: 847-680-5831

Mail To:

Law Office of Richard W. Rappold PC  
300 S. Wacker Drive, Suite 1700  
Chicago, IL, 60606  
(312) 242 4967  
Att No.  
File No.

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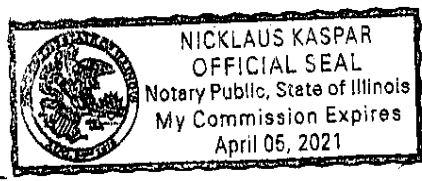
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms and verifies that the name of the grantor 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 December 14, 2017 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 14<sup>th</sup> day of December, 2017.

Notary Public [Signature]

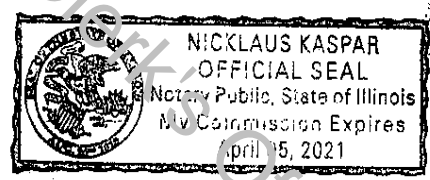


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 14, 2017 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 14<sup>th</sup> day of December, 2017.

Notary Public [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.)