

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 December 14, 2016, in Case No. 2016 CH 8880, entitled FIFTH THIRD MORTGAGE COMPANY vs. MARK N MADIGAN, 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 April 11, 2017, does hereby grant, transfer, and convey to **THEO INVESTMENT LLC** 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 2451-G + P-8 IN THE 2449-51 W. FOSTER CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 37 (EXCEPT THE WEST 3.00 FEET THEREOF) AND LOT 38 AND THE WEST 11.00 FEET OF LOT 39 IN VOLLMER'S SUBDIVISION OF LOTS 3, 4, 5, 6, 7, 8, AND LOT 2 (EXCEPT THE NORTH 53.06 FEET THEREOF) IN TOWN OF BOWMANVILLE IN EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0711709114, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0711709114.


Commonly known as 2451 WEST FOSTER AVENUE, UNIT G, CHICAGO, IL 60625



Property Index No. 13-12-401-057-1005 and 13-12-401-057-1016

Grantor has caused its name to be signed to those present by its President and CEO on this 29th day of January, 2018.

The Judicial Sales Corporation

By: 
 Nancy R. Vallone
 President and Chief Executive Officer

REAL ESTATE TRANSFER TAX	29-Jan-2018
 CHICAGO:	1,027.50
CTA:	411.00
TOTAL:	1,438.50 *

REAL ESTATE TRANSFER TAX	29-Jan-2018
 COUNTY:	68.50
 ILLINOIS:	137.00
TOTAL:	205.50

13-12-401-057-1005 | 20180101691627 | 0-443-652-640

13-12-401-057-1005 | 20180101691627 | 1-692-330-528

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



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Property Address: 2451 WEST FOSTER AVENUE, UNIT G, CHICAGO, IL 60625

State of IL, County of COOK ss, I, Amber Servellon, 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
29th day of January, 2018



[Handwritten Signature]
Notary Public

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Grantor's Name and Address:
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

THIS DEED IS NOT EXEMPT FROM THE REAL ESTATE TRANSFER TAX ACT

Contact Name and Address:

Contact: THEO INVESTMENT LLC C/O TED KONTOS
Address: 939 SUFFIELD TERRACE
Northbrook, IL 60062
Telephone: 312-685-5628