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Doc# 1820713041 Fee \$40.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/26/2018 12:36 PM PG: 1 OF 2

Above space for Recorder's Use Only

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT, 1ST DISTRICT**

**EDGEWATER COURT CONDOMINIUM
TOWNHOMES ASSOCIATION**

Plaintiff

No. 17 M1 715469

v.

KATHY EADS F/K/A KATHY KAHN

Defendant.

JUDICIAL SALE DEED

THE GRANTOR, Douglas C. Giese, not individually, but pursuant to and under the authority conferred as Selling Agent as authorized by the Order dated April 25, 2018 entered by the Circuit Court of Cook County Illinois in Case 2017 M1 715469, entitled EDGEWATER COURT CONDOMINIUM TOWNHOMES ASSOCIATION v. KATHY EADS F/K/A KATHY KAHN, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with the April 25, 2018 Order by said Grantor on May 7, 2018, does hereby grant, transfer and convey to 950 W. Berwyn, LLC, assignee of Gregory M. Fordon, the Successful Bidder-at-Sale, by assignment, the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT NUMBER 12, IN EDGEWATER COURT CONDOMINIUM TOWNHOMES AS DELINEATED ON PLAT SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 2 IN KAPLAN AND KLUTZNICK SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST FRACTIONAL ¼ OF FRACTIONAL SECTION 8 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 13, 1988, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 88417542.

P.I.N. 14-08-203-022-1012 (14-08-203-021 Underlying PIN).

Commonly known as 950 West Berwyn Avenue, Unit 12, Chicago, Illinois 60640.

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TO HAVE AND TO HOLD the same, with all the appurtenances there unto belonging and all improvements thereon, and fixtures attached to or used in connection with said premises, unto 950 W. BERWYN, LLC, an Illinois limited liability company, forever.

Witness the Hand and Seal of said Grantor,
DATED this 12th day of July, 2018



(SEAL)
Douglas C. Giese, Selling Agent

Douglas C. Giese, not individually, but pursuant to and under the authority conferred as Selling Agent pursuant to the Order dated April 25, 2018

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Douglas C. Giese, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged she signed, sealed and delivered the said instrument as his/her free and voluntary act as Selling Agent, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of July, 2018.

IMPRESS SEAL
HERE



NOTARY PUBLIC

Commission expires 10/8/19, 2019.

REAL ESTATE TRANSFER TAX 26-Jul-2018

TAX EXEMPT PURSUANT TO PARAGRAPH _____, SECTION _____, TRANSFER TAX ACT



CHICAGO:	1,275.00
CTA:	510.00
TOTAL:	1,785.00 *

14-08-203-022-1012 | 20180701619385 | 1-944-213-280

Date _____ Total does not include any applicable penalty or interest due.

ADDRESS OF GRANTEE & TAX BILLS TO: 950 W. BERWYN, LLC, an Illinois limited liability company, c/o Gregory M. Fordon, 950 W. Berwyn Ave., Unit #2, Chicago, IL 60640

PREPARED BY: MARKOFF LAW LLC, 29 N. Wacker Drive # 550, Chicago, IL 60606

MAIL TO: Scott E. Jensen, Murray, Jensen & Wilson, Ltd., 101 N. Wacker Dr., Suite 609, Chicago, IL 60606

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26-Jul-2018

REAL ESTATE TRANSFER TAX	
COUNTY:	85.00
ILLINOIS:	170.00
TOTAL:	255.00

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