

UNOFFICIAL COPY

JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on December 6, 2018 in Case No. 18 CH 9273 entitled BBT Properties Inc. vs. Jose Mathew and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 2, 2019, does hereby grant, transfer and convey to BBT PROPERTIES, INC. the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc# 1915555045 Fee \$88.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/04/2019 02:33 PM PG: 1 OF 4

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this May 29, 2019.

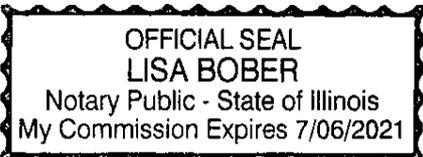
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest David M. Oppenheimer  
David M. Oppenheimer, Secretary

Frederick S. Lappe  
Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on May 29, 2019 by Frederick S. Lappe as President and David M. Oppenheimer as Secretary of Intercounty Judicial Sales Corporation.

Lisa Bober  
Notary Public



Prepared by Frederick S. Lappe, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) (g), May 29, 2019.

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Rider attached to and made a part of a Judicial Sale Deed dated May 29, 2019 from INTERCOUNTY JUDICIAL SALES CORPORATION to BBT PROPERTIES, INC. and executed pursuant to orders entered in Case No. 18 CH 9273.

The land referred to herein below is described as follows: Parcel 1: Lot "A" in Moellenkamp Corner Rolling Meadows being a subdivision in the south 1/2 of Section 26 Township 42 North Range 10 east of the Third Principal Meridian, in Cook County, Illinois (except that part of Said Lot "A" described as follows: Commencing at a point in the southerly line of Said Lot "A" that is 95.96 feet southeasterly of the southwest corner of Said Lot "a" thence easterly and northerly along a curve to the left having a radius of 35 feet and tangent to the said southerly line of lot "a" and the last described point for 73.30 feet; thence northerly along a line tangent to the last described curve at the last described point for 163.83 feet to a point in the northerly line of Said Lot "a" that is 97.97 feet northeasterly of the northwest corner of Said Lot "a" thence northeasterly along said northerly line of lot "a" for 37.83 feet to the northeast corner of Said Lot "a" thence southeasterly along the easterly line of Said Lot "a" for 376.50 feet to the southeast corner of Said Lot "a" thence northwesterly along the southerly line of Said Lot "A" for 273.04 feet to the point of beginning. Parcel 2: Lots 7, 8, 9 and 10 in Verdant Acres being a subdivision in the South 1/2 of Section 26 Township 42 North Range 10 east of the Third Principal Meridian, in Cook County, Illinois, except that part of Said Lot 9 described as follows: Commencing at the Northeast Corner of Said Lot 9 for the point of beginning; thence southerly along a curve to the right having a radius of 205.10 feet and tangent to the easterly line of Said Lot 9 at the last described point for 83.59 feet thence southerly along a line tangent to the last described curve at the last described point for 53.05 feet to a point in the southerly line of Said Lot 9 that is 97.97 feet northeasterly of the southwest corner of Said Lot 9; thence northeasterly along the southerly line of Lot 9 for 37.83 feet to the southeast corner of Said Lot 9; thence northerly along the East Line of Said Lot 9 for 130 feet to the point of beginning. Excepting therefrom that portion of the premises conveyed to Emro Land Company by Warranty Deed dated April 30, 1978, more particularly described as follows: Being all or part of lots 7, 8, 9 and 10 in verdant acres subdivision in the south 1/2 of section 26 Township 42 North Range 10 east of the Third Principal Meridian, in Cook County, Illinois described as follows: Commencing at the Northeast Corner of Said Lot 10 and being the true point of beginning; thence on and along the westerly right of way line of Hicks Road South 23 degrees 26 minutes 21 seconds a distance of 110.07 feet to a point being the beginning of a curve to the right; thence on and along the arc of said curve a distance of 83.90 feet to the point of tangent, said curve having a radius of 205.10 feet, a chord bearing of south 11 degrees 43 minutes 20 seconds east a distance of 83.32 feet; thence continuing on and along said westerly right of way line due south a distance of 26.27 feet to a point; thence departing from said westerly right of way due west a distance of 90.00 feet; thence South 60 degrees 30 minutes 38 seconds west a distance of 113.17 feet; thence South 29 degrees 52 minutes 07 seconds West a distance of 75.0 feet to a point being the intersection with the northeasterly right of way of Kirchoff Road; thence on and along said northeasterly right of way north 60 degrees 07 minutes 53 seconds a distance of 157.15 feet to a point being the southwesterly corner of Said Lot 7 in verdant acres subdivision; thence on and along the westerly line of Said Lot 7 north 30 degrees 14 minutes 32 seconds east a distance of 196.31

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feet to a point being the northwesterly corner of said Lot 7; thence South 41 degrees 35 minutes 28 seconds east a distance of 3.15 feet to a point being the southwesterly corner of Lot 10 in verdant acres subdivision; thence on and along the northerly line of said lot 10 north 67 degrees 14 minutes 32 seconds east a distance of 217.39 feet to the point of beginning.

Commonly known as 4200 Kirchoff Road, Rolling Meadows, IL 60008

P.I.N. 02-26-420-007 and 02-26-420-015

**GRANTEE'S NAME, ADDRESS  
AND MAIL TAX BILLS TO:**

BBT PROPERTIES, INC.  
2629 Butterfield Rd.  
Suite 138-S  
Oak Brook, IL 60523

**CONTACT NAME, ADDRESS  
AND TELEPHONE:**

Ravindra Harscar  
630-229-5701

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	6/4/19 \$ 50.00
ADDRESS	4200 Kirchoff Rd
14769	Initial <i>JH</i>

**RETURN TO:**

Berger, Newmark & Fenchel P.C.  
1753 North Tripp Avenue  
Chicago, Illinois 60639  
(312) 782-5050

REAL ESTATE TRANSFER TAX		04-Jun-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-26-420-007-0000	20190601692457   0-956-333-914	

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 6 | 4 | 2019

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

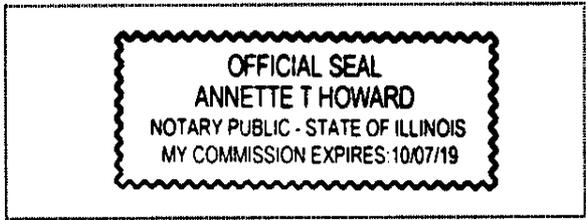
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Interstate Judicial Sales Corp.

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 4 | 2019

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 6 | 4 | 2019

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

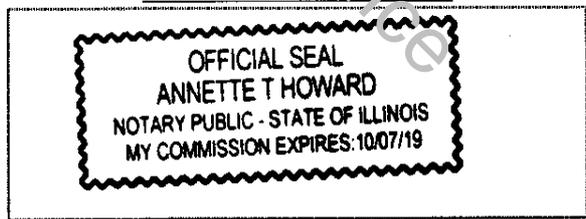
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): BPT Properties, Inc.

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 4 | 2019

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)