

UNOFFICIAL COPY

IN THE CIRCUIT COURT OF COOK
COUNTY, ILLINOIS

Doc# 2115439080 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/03/2021 08:55 AM Pg: 1 of 5

JULIE MAI KIRKEL,
PLAINTIFF,

Dec ID 20210501645772

v.

ALBERT ROSSINI, HOYA PROPERTIES, LTD.,
AND DEVON STREET INVESTMENTS, LTD.,
DEFENDANTS.

City Stamp 2-138-511-632

Recorder's use only

JUDGE'S DEED

WHEREAS, on the 16th day of November, 2018, in Case Number 2018 CH 6484, titled *Julie Mai Kirkel, v. Albert Rossini, Hoya Properties, Ltd., and Devon Street Investments, Ltd.*, a judgment was entered against Hoya Properties, Ltd. And Albert Rossini, and in favor of Julie Mai Kirkel, which found that Albert Rossini, the sole owner and controller of Hoya Properties, Ltd., refused and failed to execute and deliver to Julie Mai Kirkel a QUIT CLAIM DEED re-conveying to Hoya Properties, Ltd. all of the interest in the real estate herein below described, in violation of the parties' agreement; AND having failed to execute and deliver such QUIT CLAIM DEED within the time prescribed, or to place any such Deed of Record; AND the provisions of 735 ILCS 5/2-1304 further providing that upon the failure to execute and deliver the DEED as aforesaid, that a Judge of the Circuit Court of Cook County, Illinois, could execute such conveyance;


NOW, THEREFORE, know all men by these presents, that I, Celia Gamrath, not individually, but in my official capacity as a Judge of the Circuit Court of Cook County, Illinois do hereby convey unto Hoya Properties, Ltd., its heirs and assigns forever, the following described premises, to wit:

Permanent Real Estate Index Number(s): 16-15-211-007-0000
Address of Real Estate: 4045 West Wilcox, Chicago, Illinois

LEGAL DESCRIPTION ATTACHED

THIS DEED is executed and delivered solely in compliance with the JUDGMENT referred to hereinabove entered on November 16, 2018.

WITNESS my Hand and Seal this 16th day of November, 2018.



Judge

2031 (SEAL)

Judge's No.

Judge Celia Gamrath

NOV 16 2018

Circuit Court - 2031

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Schedule attached to Judicial Deed

Legal Description

LOT 18 IN BLOCK 5 IN DERBY'S SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

commonly known as 4045 West Wilcox, Chicago, Illinois

PIN: 16-15-211-007-0000.

Property of Cook County Clerk's Office

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AFFIDAVIT OF GRANTOR

I, Julie Mai Kinkel, being first duly sworn on oath, depose and state that I have not received nor recorded a deed from Albert Rossini or Hoya Properties, Ltd., re-conveying the property to Hoya Properties, Ltd. pursuant to our agreement and as required by the Judgment entered November 16, 2018, in this cause.

Julie Mai Kinkel
GRANTOR

AFFIDAVIT OF ATTORNEY

I, Donald B. Leventhal, being first duly sworn on oath, depose and state that I have searched the public records of the Recorder of Deeds for Cook County, Illinois, and no deed has been recorded as required by the terms of the Judgment entered November 16, 2018, in this cause; and I further state that I have no knowledge of any action pending to vacate the said Judgment or order, nor any knowledge of an appeal therefrom.

Donald B. Leventhal
ATTORNEY FOR GRANTOR

Exempt under provisions of Section 31-4, of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45)

Given under my hand and official seal, this 11th of November, 2018.

Commission expires 7/23/2020,
Notary Public

This instrument prepared by Plaintiff's attorney, Donald B. Leventhal, 10 S. LaSalle #3500, Chicago, IL 60603

Official Seal
Donald B Leventhal
Notary Public State of Illinois
My Commission Expires 07/23/2020
SEND SUBSEQUENT TAX BILLS TO
Hoya Properties, Ltd. c/o Albert Rossini
El W Van Buren
Chicago IL 60605
FED REG #08043-424


MAIL TO:

Donald B. Leventhal Ltd
20 North Clark, #3300
Chicago, IL 60602

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX		20-May-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-15-211-007-0000 | 20210501645772 | 2-138-511-632

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

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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: 3 | 9 | 2020

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: Gerald H. Cohen

By the said (Name of Grantor): Donald Levintal agent

On this date of: 3 | 9 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 3 | 9 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

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

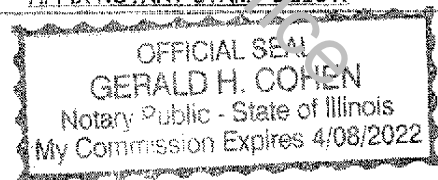
Subscribed and sworn to before me, Name of Notary Public: Gerald H. Cohen

By the said (Name of Grantee): Donald Levintal

On this date of: 3 | 9 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)