

UNOFFICIAL COPY

SPS000818-21FC1

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 June 14, 2021 in Case No. 21 ch 1201 entitled Athena Annuity and Life Company vs. Rita Wilson a/k/a Rita D. Wilson and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on August 24, 2021, does hereby grant, transfer and convey to AAIA RML, LLC the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc# 2130122017 Fee \$38.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/28/2021 10:58 AM PG: 1 OF 3

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 October 4, 2021.

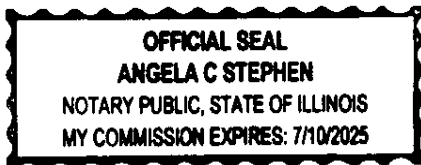
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

David M. Oppenheimer, Secretary

Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on October 4, 2021 by Frederick S. Lappe as President and David M. Oppenheimer as Secretary of Intercounty Judicial Sales Corporation.



Angela C. Stephen, Notary Public

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

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Rider attached to and made a part of a Judicial Sale Deed dated October 4, 2021 from INTERCOUNTY JUDICIAL SALES CORPORATION to AAIA RML, LLC and executed pursuant to orders entered in Case No. 21 ch 1201.

PARCEL 1: UNIT NUMBER 23A IN QUADRANGLE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 41.1 FEET; THENCE SOUTH EASTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTH WEST WITH A RADIUS OF 96.9 FEET TO THE POINT OF BEGINNING, CONVEYED TO SOUTH PARK COMMISSIONERS FOR STREET AND PARK PURPOSES BY DEEDS RECORDED MARCH 3, 1913 AS DOCUMENT 5137926 AND MARCH 26, 1913 AS DOCUMENT 5151876) AND LOTS 2, 3, 4 AND 5 AND THE NORTH 25 FEET OF LOT 6 IN STUART'S SUBDIVISION OF THE EAST ONE THIRD OF THAT PART NORTH OF 68TH STREET OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED (NOVEMBER 4, 2002) AS DOCUMENT NUMBER 0021215983, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P2-29, A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0021215983. PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER _____ A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, RECORDED AS DOCUMENT NUMBER 0021215983. PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE CLOSET SC 27, A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0021215983.

Commonly known as 6700 South Shore Drive, Unit 23A, Chicago, IL 60649

P.I.N. 20-24-406-026-1211

GRANTOR'S NAME AND ADDRESS:

INTERCOUNTY JUDICIAL SALES CORPORATION
120 West Madison Street
Suite 718
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX

28-Oct-2021



| | |
|-----------------|------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 |

GRANTEE'S NAME ADDRESS AND MAIL TAX BILLS TO:

AAIA RML, LLC
c/o: Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119
888-349-8964

20-24-406-026-1211 | 20211001617559 | 1-565-250-704

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX

28-Oct-2021



| | |
|------------------|------|
| COOK: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

20-24-406-026-1211 | 20211001617559 | 2-10-090-000

RETURN TO:

Kluever Law Group
225 West Washington Street
Suite 1550
Chicago, Illinois 60606

Exempt from tax under 35 ILCS 200/31-45(1) Kimberly M. Szekely October 4, 2021.

Note that this Judicial Sale Deed is an exempt transaction. Pursuant to court order entered 9/27/2021 in case Number 21 ch 1201 it is exempt from all state or local transfer taxes.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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.

CERTIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she believes the same to be true.

SIGNATURE: Kimberly M. Szekely
Grantor or Agent

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.

CERTIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she believes the same to be true.

SIGNATURE: Kimberly M. Szekely
Grantee or Agent