

20-01989

JUDICIAL SALE DEED

Doc#: 2132249184 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/18/2021 03:57 PM Pg: 1 of 3

Dec ID 20211101641994

City Stamp 0-804-142-224

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 11, 2021 in Case No. 20 CH 6627 entitled KONDAUR CAPITAL, LLC, F/K/A KONDAUR CAPITAL CORPORATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2020-1 vs. AUSTIN WARE and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on September 7, 2021, does hereby grant, transfer and convey to EARLYFALSOM PROPERTIES INC. the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

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 12, 2021.

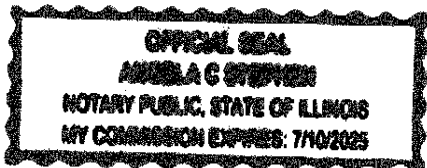
INTERCOUNTY JUDICIAL SALES CORPORATION


Attest


David M. Oppenheimer, Secretary


Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on October 12, 2021 by Frederick S. Lappe as President and David M. Oppenheimer as Secretary of Intercounty Judicial Sales Corporation.




Notary Public

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

Exempt from tax under 35 ILCS 200/31-45(1) _____, October 12, 2021.

UNOFFICIAL COPY

20-01989

Rider attached to and made a part of a Judicial Sale Deed dated October 12, 2021 from INTERCOUNTY JUDICIAL SALES CORPORATION to EARLYFALSOM PROPERTIES INC. and executed pursuant to orders entered in Case No. 20 CH 6627.

LOT 29 IN BLOCK 5 IN DAUPHIN PARK A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 837 E. 89TH STREET, CHICAGO, IL 60619

P.I.N. 25-02-106-017-0000

Grantee's Contact Information:

Early Falsom Properties, Inc.
P.O. Box 447
Odessa, FL 33556

EXEMPT FROM TAX UNDER 35 ILCS 200/31-46 (L)
OF THE PROPERTY TAX CODE

DATE: 11/9/21

~~BUYER SELLER OR AGENT~~

RETURN TO:

LAW OFFICES OF IRA T. NEVEL, LLC

175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 357-1125

REAL ESTATE TRANSFER TAX

16-Nov-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-02-106-017-0000 | 20211101641954 | 0-804-142-224

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

MAIL TAX BILLS TO:

Prime Asset Fund
c/o Aria Lightford
P.O. Box 447
Odessa, FL 33556
813-962-1300

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated 11/9, 2021



Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Tanya Pryor
This 9th day of Nov, 2021
Notary Public [Handwritten Signature]

The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the state of Illinois.

Dated 11/9, 2021



Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Tanya Pryor
This 9th day of Nov, 2021
Notary Public [Handwritten Signature]

Note: 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 a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)