

# UNOFFICIAL COPY



## SPECIAL COMMISSIONER'S DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Special Commissioner and a Judgment entered by the United States District Court for the Northern District of Illinois, Eastern Division on September 22, 2022, in Case No. 20 CV 01561, entitled POWERS AND SONS CONSTRUCTION COMPANY

Doc# 2307934037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/20/2023 02:08 PM PG: 1 OF 3

INCORPORATED, AN INDIANA CORPORATION vs. GLOBAL SIGNAL ACQUISITIONS IV LLC, A DELAWARE LIMITED LIABILITY COMPANY, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on December 19, 2022, does hereby grant, transfer, and convey to **POWERS AND SONS CONSTRUCTION COMPANY INCORPORATED** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**PARCEL 1:** LOT 6 (EXCEPT THE EAST 50.00 FEET AND EXCEPT THE NORTH 33.00 FEET THEREOF), LOT 7 (EXCEPT THE EAST 50.00 FEET THEREOF), LOT 8 (EXCEPT THE EAST 50.00 FEET THEREOF); LOT 9 (EXCEPT THE EAST 50.00 FEET THEREOF) AND LOT 10 (EXCEPT THE EAST 50.00 FEET AND EXCEPT THE SOUTH 30.00 FEET THEREOF) IN BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THOSE PARTS THEREOF TAKEN FOR 49TH AND 50TH STREETS AND COTTAGE GROVE AVENUE), IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 27.00 FEET; THE NORTH 33.00 FEET AND THE SOUTH 30.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

**PARCEL 3:** THE EAST 1/2 OF EVANS AVENUE, VACATED BY ORDINANCE RECORDED FEBRUARY 23, 1906 AS DOCUMENT 3823504, LYING WEST OF AND ADJOINING PARCEL 1, AFORESAID AND LYING EAST OF AND ADJOINING PARCEL 2, AFORESAID.

**PARCEL 4:** THE 16-FOOT NORTH/SOUTH ALLEY VACATED BY ORDINANCE RECORDED JANUARY 9, 1907 AS DOCUMENT 3976063, LYING WITHIN LOTS 8 AND 9, BOUNDED BY: LOT 7 ON THE NORTH AND LOT 10 ON THE SOUTH, ALL FALLING IN PARCEL 1, AFORESAID.

Commonly known as 4930 SOUTH COTTAGE GROVE AVENUE, CHICAGO, IL 60615

Property Index No. 20-10-221-001; 20-10-221-002; 20-10-221-003, VOL. 253

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 6th day of February, 2023.

The Judicial Sales Corporation

# UNOFFICIAL COPY

## SPECIAL COMMISSIONER'S DEED

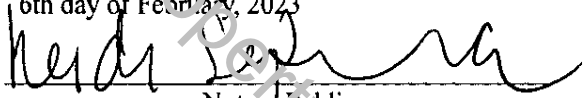
Property Address: 4930 SOUTH COTTAGE GROVE AVENUE, CHICAGO, IL 60615

Wendy Morales  
President and Chief Executive Officer

State of IL, County of COOK ss, I, Heidi Sepulveda, a Notary Public, in and for the County and State aforesaid, do hereby certify that Wendy Morales, personally known to me to be the President and Chief Executive Officer of The Judicial Sales Corporation, and Special Commissioner appointed herein, appeared before me this day in person and acknowledged that he/she signed and delivered the said Deed as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal on this

6th day of February, 2023

  
Notary Public



This Deed was prepared by August R. Butler, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph C Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2-6-23

Date



  
Buyer, Seller or Representative

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

**REAL ESTATE TRANSFER TAX**

20-Mar-2023

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20-10-221-003-0000		20230301673816   1-233-193-168	

Grantee's Name and Address and mail tax bills to:

POWERS AND SONS CONSTRUCTION COMPANY INCORPORATED

Contact Name and Address:


Contact: POWERS AND SONS CONSTRUCTION COMPANY INCORPORATED c/o DAVID A. BULS  
Address: 8001 BROADWAY, SUITE 400  
MERRILLVILLE, IN 46410  
Telephone: (219) 227-6105

Mail To:

KRIEG DEVAULT LLP  
33 N. Dearborn St., Suite 1140  
Chicago, IL, 60602  
Att No. 45263  
File No.

**REAL ESTATE TRANSFER TAX**

15-Mar-2023

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-10-221-003-0000		20230301673816   1-304-768-720

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

# 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: February 6, 2023

Signature: *Scott Jacob*  
Grantor or Agent

Subscribed and sworn to before me this 6th day of February, 2023.

*Larry J Mitchell*  
Notary Public



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, 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: February 6, 2023

Signature: *Scott Jacob*  
Grantee or Agent

Subscribed and sworn to before me this 6th day of February, 2023.

*Larry J Mitchell*  
Notary Public



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 of a Class A misdemeanor for subsequent offenses.

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