

JUDICIAL SALE DEED

Doc#: 2308246185 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2023 01:29 PM Pg: 1 of 3  
Dec ID 20230301677802

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 November 16, 2022 in Case No. 22 CH 2229 entitled Byline Bank, successor by merger to Ridgestone Bank vs. Edward J. Beyer and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 17, 2023, does hereby grant, transfer and convey to **Lily Pond LLC Series** 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 MAKE 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 March 10, 2023.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Alex Grange, Secretary

Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on March 10, 2023 by Frederick S. Lappe as President and Alex Grange as Secretary of **Intercounty Judicial Sales Corporation**.



Julie Johnston  
Notary Public

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

Exempt from tax under 35 ILCS 200/31-45(1) Frederick S. Lappe, March 10, 2023.

# UNOFFICIAL COPY

Rider attached to and made a part of a Judicial Sale Deed dated March 10, 2023 from INTERCOUNTY JUDICIAL SALES CORPORATION to Lily Pond LLC C Series and executed pursuant to orders entered in Case No. 22 CH 2229.

UNIT NOS. 2, 3 AND 4 IN CREEKVIEW II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 5 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 10 IN ELMORE'S OAK PARK AVENUE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF DRAINAGE DITCH CONVEYED BY DOCUMENT 377150) AS PER PLAT RECORDED APRIL 25, 1929 AS DOCUMENT 10351098 IN COOK COUNTY, ILLINOIS AND EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: WHICH WAS CONDEMNED FOR THE BENEFIT OF THE STATE OF ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 (ALSO BEING THE EAST LINE OF HARLEM AVENUE) A DISTANCE OF 30.0 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 46.409 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID LOT 5; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF SAID LOT 5 A DISTANCE OF 55.25 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" MADE BY STANDARD BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 12, 1989 KNOWN AS TRUST NUMBER 12438 AND RECORDED AS DOCUMENT 91093710 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 17021-17025 S. Harlem Avenue, Tinley Park, IL 60477

P.I.N. 28-30-112-016-1002, 28-30-112-016-1003, and 28-30-112-016-1004

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

Lily Pond LLC C Series  
10 N. Martingdale Road, Suite 100  
Schaumburg, IL 60173

**CONTACT NAME, ADDRESS  
AND TELEPHONE:**

Lily Pond LLC C Series  
Attn: Michael J. Van Ede, 847-805-7075  
10 N. Martingdale Road, Suite 100  
Schaumburg, IL 60173

**RETURN TO:**

Dickinson Wright PLLC  
55 West Monroe Street  
Suite 1200  
Chicago, Illinois 60603  
(312) 641-0060

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 3 | 21 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

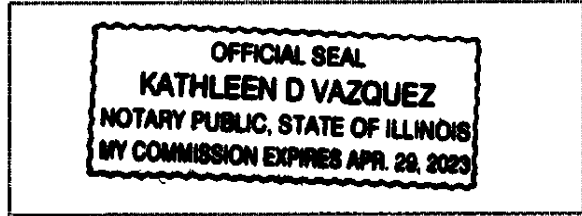
Subscribed and sworn to before me, Name of Notary Public: Kathy Vazquez

By the said (Name of Grantor): Intecounty Judicial Sales Corporation

**AFFIX NOTARY STAMP BELOW**

On this date of: 3 | 21 | 2023

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 title to real estate under the laws of the State of Illinois.

DATED: 3 | 21 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

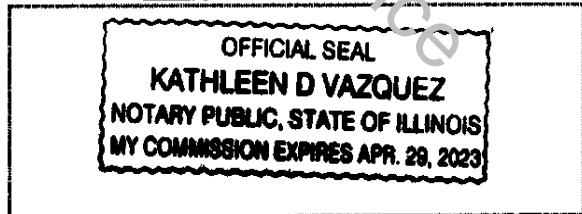
Subscribed and sworn to before me, Name of Notary Public: Kathy Vazquez

By the said (Name of Grantee): Lily Pond LLC C Series

**AFFIX NOTARY STAMP BELOW**

On this date of: 3 | 21 | 2023

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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)