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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 United States District Court for the Northern District of Illinois on May 18, 1995 in Case No. 94 C 7432 entitled FHLMC vs. Ma and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 30, 1996, does hereby grant, transfer and convey to Joseph Weiss the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

96585805

DEPT-01 RECORDING \$29.50
 T:7777 TRAN 6890 07/31/96 12:01:00
 #1721 # SA *-96-585805
 COOK COUNTY RECORDER

LOTS 2 THROUGH 5 INCLUSIVE IN BLOCK 1 IN GALLUP AND SCHIESSWOHL'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 11-31-415-017.

Commonly known as 6540-50 North Ashland, Chicago, IL 60626.

96585805

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 June 28, 1996.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein
 Secretary

Andrew D. Schusteff
 President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on June 28, 1996 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

Commission expires May 18, 1997.

Andrew D. Schusteff
 Notary Public
 My Commission Expires 5/18/97

This deed was prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602. This deed is exempt from real estate transfer tax under 35 ILCS 305/4(1).

RETURN TO:

29.50
 DP

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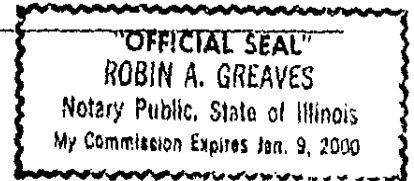
96585805

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: 7/5/96 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 5 day of July, 1996.

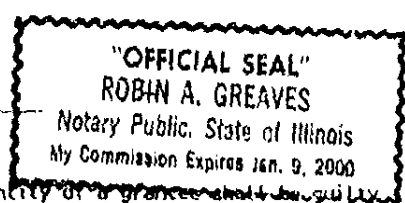


Notary Public [Signature]

The grantee or his or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 7/5/96 Signature: [Signature]
Grantee or Agent 96585805

Subscribed and sworn to before me by the said _____
this 5 day of July, 1996.



Notary Public [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 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 Tax Act.]

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EXHIBIT

RECORDING REQUESTED
BY AND WHEN RECORDED
MAIL TO

NAME

MAILING
ADDRESS

CITY, STATE
ZIP CODE

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

BILL OF SALE AND ASSIGNMENT
OF MORTGAGE AND
OTHER LOAN DOCUMENTS

36585805

FOR VALUE RECEIVED, the Federal Home Loan Mortgage Corporation, a corporate instrumentality of the United States ("FHLMC") hereby grants, assigns, sets over and transfers WITHOUT RECOURSE, WARRANTY OR REPRESENTATION to Joseph Weiss & Associates, Inc., an Illinois corporation, ("Assignee") whose address is 7334 North Ridge Avenue, Chicago, Illinois 60645, all of FHLMC's right, title and interest under:

(i) That certain Multifamily Mortgage, Assignment of Benefits and Security Agreement (Security for Construction Loan) dated May 21, 1986, and recorded on May 21, 1986, in the Office of the Recorder of Deeds of Cook County, Illinois as Instrument No. 86-202828;

(ii) To the extent assignable, the right, title and interest of FHLMC as "insured" under that certain Policy of Title Insurance issued by Stewart Title Guaranty Company, Policy No. S1097995 dated May 21, 1986; and

(iii) All other rights and documents held by FHLMC with respect to the loan evidenced by and/or referenced in the above documents;

Together with a Multifamily Note, dated May 21, 1986, in the original principal amount of \$415,000.00, the money due or to become due thereon, with interest, and all rights accrued or to accrue under the Note. Simultaneously herewith, FHLMC has endorsed without recourse, warranty or representation, its interest in such Note to Assignee.

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Dated this 23rd day of April, 1996.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: Nancy Hopkins
Name: Nancy Hopkins
Title: Senior Counsel

COMMONWEALTH OF VIRGINIA §
 §
COUNTY OF FAIRFAX §

On this 23rd day of April, 1996, before me, a Notary Public for the Commonwealth of Virginia and the county aforesaid, personally appeared Nancy Hopkins, personally known to me to be the Senior Counsel of the Federal Home Loan Mortgage Corporation and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the Federal Home Loan Mortgage Corporation executed the instrument.

WITNESS my hand and official seal.

36585805

My commission expires 12-31-96

Patricia Johnson
Notary Public

(SEAL)

Prepared by:
Nancy Hopkins, Esq.
Federal Home Loan Mortgage Corporation
8200 Jones Branch Drive
McLean, Virginia 22102

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April 25, 1996

NOTICE TO BORROWER

Cosmopolitan National Bank & Trust
801 North Clark Street
Chicago, Illinois 60610

RE: Cosmopolitan National Bank, not personally or individually, but solely as
Trustee under Trust No. 29535
Loan No. 271462094
Property: 6540-50 North Ashland, Chicago, IL
Case No. 94-C-7432

96585805

Dear Borrower:

You are hereby notified that the Federal Home Loan Mortgage Corporation ("FHLMC"), as the owner and holder of that certain Multifamily Note evidencing a mortgage loan in connection with the above referenced property has, as of this date, sold and conveyed all of FHLMC's right, title and interest in said Note and the Security Instruments encumbering the property to Joseph Weiss & Associates., Inc., whose address is 7334 North Ridge Avenue, Suite 142, Chicago, Illinois 60645.

Very truly yours,

Federal Home Loan Mortgage Corporation

By: Arastin & Sohn

Name: Andrew W. Sohn

Title: attorney

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