

980234
JUDICIAL SALE DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of COOK County, Illinois, on April 14, 1997,

COOK COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS

in Case No. 96 CH 8616, entitled NBD MORTGAGE COMPANY vs. KAREN R. ROBINSON, an unmarried woman 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 September 10, 1997, does hereby grant, transfer, and convey to United Guaranty Residential Insurance Company, by assignment the following described real estate situated in the County of COOK, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNIT 95-3 IN THE COUNTY HOMES AT TALBOT'S MILL CONDOMINIUM, AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN TALBOT'S MILL, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 31 AND THE SOUTH WEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89587109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS DATED JUNE 30, 1989 AND RECORDED OCTOBER 23, 1989 AS DOCUMENT NUMBER 89-579815 AS CREATED BY THE DEED MADE BY TALBOT'S MILL LIMITED PARTNERSHIP TO DAVID N. ALBACH AND ANNETTE J. SHELTER DATED AUGUST 15, 1990 AND RECORDED AUGUST 17, 1990 AS DOCUMENT NUMBER 90403758.

TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

Commonly known as 941 LITTLE FALLS, ELK GROVE VILLAGE, IL, 60007.

PIN# 08-31-404-007-1049

In Witness Whereof, said Grantor has caused its name to be signed to those present by its President and attested to by its Assistant Secretary on January 27, 1998.

Attest Karen J. Valone
Assistant Secretary

The Judicial Sales Corporation

By August R. Butera
President

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M G

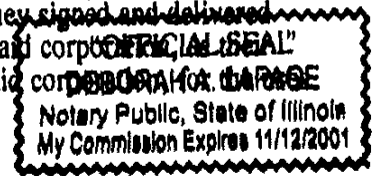
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Property of Cook County Clerk's Office

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State of Illinois, County of COOK ss, I, Deborah A. LaPage, a Notary Public, in and for the County and State aforesaid, do hereby certify that August R. Butera, personally known to me to be the President of The Judicial Sales Corporation, and Nancy R. Vallone, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the persons whose names are subscribed to the foregoing Deed, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary they signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation as a free and voluntary act, and as the free and voluntary act and Deed of said corporation for the purposes therein set forth.



Given under my hand and seal on January 27, 1998.

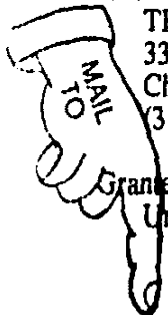
Deborah A. LaPage
Notary Public

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, 33 North Dearborn Street, Chicago, IL 60602-3100.

This Deed is exempt from tax under the provision of 35 ILCS 200/31-45.

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
33 North Dearborn Street - Suite 201
Chicago, Illinois 60602-3100
(312)236-SALE

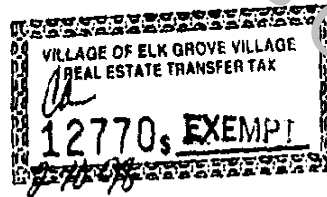


Grantee's Name and Address:

United Guaranty Residential Insurance Company, by assignment

Mail To:

PIERCE & ASSOCIATES
18 South Michigan Avenue, 12th Floor
Chicago IL 60603
(312)346-9088
Att.No. 91220
File No. PA963044



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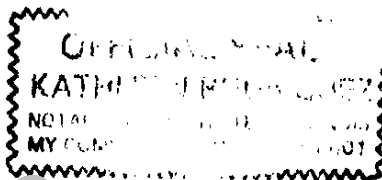
STATEMENT BY GRANTOR AND GRANTEE

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

DATE 6/4 1998 SIGNATURE Theresa Solis
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Theresa Solis
THIS 4th DAY OF June, 1998
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

Kathleen Rodriguez



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.

DATE 6/4 1998 SIGNATURE Theresa Solis
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Theresa Solis
THIS 4th DAY OF June, 1998
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

Kathleen Rodriguez



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)

715 West Algonquin Road Arlington Heights Illinois 60005 847.364.2700 847.364.3736 FAX