

**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 Circuit Court of Cook County, Illinois on January 8, 1998 in Case No. 97 CH 576 entitled Transamerica vs. Tatman and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 14, 1998, does hereby grant, transfer and convey to Fairbanks Capital Corp., a Utah Corporation 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 April 29, 1998.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein  
Secretary

Andrew D. Schusteff  
President

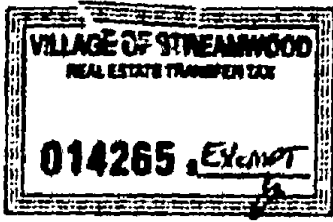
State of Illinois, County of Cook ss, This instrument was acknowledged before me on April 29, 1998 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty ~~Judicial Sales Corporation.~~

[Signature]  
Notary Public  
My Commission Expires 05/21/01

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:  
Tatman Foreclosures & Gibson  
One North La Salle Street  
Suite 2100  
Chicago, Illinois 60602

# UNOFFICIAL COPY



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Rider attached to and made a part of a Judicial Sale Deed dated April 29, 1998 from INTERCOUNTY JUDICIAL SALES CORPORATION to Fairbanks Capital Corp., a Utah Corporation and executed pursuant to orders entered in Case No. 97 CH 576.

PARCEL 1: THAT PART OF LOT 3 SHOWN ON THE FINAL PLAT OF SARASOTA TRAILS UNIT 2, PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THE SOUTH 86 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE THEREOF 100.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 4 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 25.14 FEET; THENCE SOUTH 4 DEGREES 00 MINUTES 00 SECONDS WEST 67.00 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 86 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS APPURTENANT TO PARCEL 1 CREATED AND DEPEND BY THOSE DECLARATIONS RECORDED AS DOCUMENT NUMBERS 87064527 AND 87064528, OVER, UPON AND ACROSS COMMON AREAS DEFINED THEREIN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4 Phillipi Creek, Elgin, IL 60120

P.I.N. 06-28-206-003

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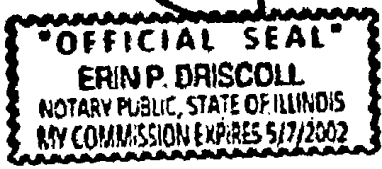
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## STATEMENT BY GRANTOR AND GRANTEE

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.

Dated \_\_\_\_\_, 19\_\_\_\_ Signature: \_\_\_\_\_  
Grantor or Agent

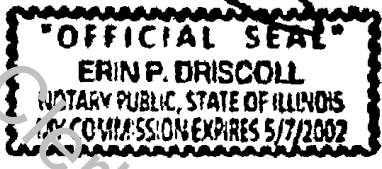
Subscribed and sworn to before me by the said \_\_\_\_\_ affiant this 30<sup>th</sup> day of JUNE 1998.  
Notary Public Erin P. Driscoll



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 acquired 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 \_\_\_\_\_, 19\_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ affiant this 30<sup>th</sup> day of JUNE 1998.  
Notary Public Erin P. Driscoll



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.)

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