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REGISTRAR OF TORRENS TITLES

HARRY "BUS" YOURELL

CHIEF DEPUTY OF TORRENS TITLES

JOHN L. RICE



CHIEF EXAMINER OF TITLES

JOSEPH H. SANDERS

REGISTRAR OF TORRENS TITLES

COOK COUNTY, ILLINOIS

CHICAGO 60602

RE: Certificate of Title 1407290 Vol. 2820-1 Page 146
SEE LEGAL DESCRIPTION ATTACHED.
Case No. 87 CH 3653

Talman Home Federal Savings and Loan Association vs. Sandra Lee Stancher, Ballard Court Condominium Association Building Number 3, Ballard Court Homeowners' Association, et als.

Harry 'Bus' Yourell
Registrar of Titles
Cook County, Illinois

Dear Sir:

I have examined proceedings in the Circuit Court of Cook County, Illinois, above described, being a proceeding to foreclose a mortgage registered as document no. 3504700, covering the premises described in the foregoing Certificate of Title, also a Sheriff's Deed issued by James E. O'Grady, Sheriff of Cook County, Illinois, to Talman Home Mortgage Corporation, and I find that title to premises aforesaid will be vested in:

TALMAN HOME MORTGAGE CORPORATION

Subject to:

1. All unpaid general taxes and special assessments shown by our tax search and all sales, forfeitures and withdrawals for unpaid general taxes and special assessments.

2. Possible Federal Tax Liens that may be disclosed by a search of the records in the office of the Recorder of Deeds.

3. Right of any party interested by appeal, writ of error, proceedings instituted under the Soldiers' and Sailors' Civil Relief Act or other direct proceedings to have set aside, modified or reversed within the time allowed by law the Judgment for Foreclosure entered November 16, 1987 and Order Approving Sheriff's Sale and Report of Distribution dated October 29, 1987 in the Circuit Court of Cook County, Illinois, Case No. 87 CH 3653, and entitled Talman Home Federal Savings and Loan Association vs. Sandra Lee Stancher, et als.

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Certificate of Title 1407290
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4. Uncancelled memorials appearing on the outstanding Certificate of Title.

5. Right of any party served by publication and their heirs, devisees, executors, administrators or other representatives of any such party to appear and be heard touching the matter of the Judgment for Foreclosure entered November 16, 1987 and Order Approving Sheriff's Sale and Report of Distribution dated October 29, 1987 in the Circuit Court of Cook County, Illinois, Case No. 87 CH 3653, and entitled Talman Home Federal Savings and Loan Association vs. Sandra Lee Stancher, et als.

6. Upon registration of:

(a) Certified copy of Judgment of Foreclosure,

(b) Certificate of Sale,

(c) Certified copy of Order Approving Sheriff's Sale.

(d) *Assignment From Talman Savings Loan to Talman Home Mfg Corp.*
Sheriff's Deed dated April 7, 1988, issued by James E. O'Grady, Sheriff of Cook County, Illinois, without surrender of Owner's Duplicate Certificate of Title.

Very truly yours,


Anthony B. Bass
Examiner of Titles

April 20, 1988
amk

ITEM 1.

UNIT 203-C as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 16th day of July, 19 80 as Document Number 3162283

ITEM 2.

An Undivided 6.1006% interest (except the Units delineated and described in said survey) in and to the following Described Premises:

That part of Lots 2, 3 and 4 in Goettsche's Subdivision of part of the South Half (1/2) of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of said Lot 2; thence North 0 degrees 00 minutes 00 seconds East 370.68 feet along the East line of said Lot 2; thence South 90 degrees 00 minutes 00 seconds West, 39.92 feet along a line drawn perpendicularly to said East line to the point of beginning of the following described parcel of land; thence continuing South 90 degrees 00 minutes 00 seconds West 178.00 feet along said perpendicular line; thence North 0 degrees 00 minutes 00 seconds East 73.63 feet along a line drawn parallel with the East line of said Lot 2; thence North 90 degrees 00 minutes 00 seconds East 178.00 feet along a line drawn perpendicularly to the East line of said lot 2; thence South 0 degrees 00 minutes 00 seconds West 73.63 feet along a line drawn parallel with the East line of said Lot 2 to the hereinabove designated point of beginning.

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PARCEL I:

UNIT NUMBER 203-C IN BALLARD COURT CONDOMINIUM BUILDING NUMBER 3, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 2, 3, AND 4 IN GOETTSHE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41, NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 370.68 FEET ALONG THE EAST LINE OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 59.92 FEET ALONG A LINE DRAWN PERPENDICULARLY TO SAID EAST LINE TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 178.00 FEET ALONG SAID PERPENDICULAR LINE; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 73.63 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 178.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 73.63 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 2 TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BALLARD COURT CONDOMINIUM BUILDING NO. 3 MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO. 39473 AND REGISTERED JULY 16, 1980 AS DOCUMENT NO. LR 3,169,385, TOGETHER WITH AN UNDIVIDED 6.1006 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY).

ALSO

PARCEL II:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE BALLARD COURT HOMEOWNER'S ASSOCIATION REGISTERED JULY 16, 1980 AS DOCUMENT LR 3,169,382. Commonly known as : 8996 Kennedy #2C, Des Plaines, IL 60016

P.I. No. 09-15-307-163-1011

3715326

SHERIFF'S DEED

(Judicial Sale)

UNOFFICIAL COPY

3715346

Sheriff's Sale No. 872606

(The above Space for Recorder's Use Only)

THE GRANTOR, Sheriff of Cook County, Illinois, pursuant to and under the authority conferred by the provisions of a judgment entered by the Circuit Court of Cook County, Illinois on amended

November 16, 1987, in Case No. 87 CH 3653

Entitled TALMAN HOME FEDERAL SAVINGS & LOAN ASSOCIATION

vs. SANDRA LEE STANCHER, et al

and pursuant to which the land hereinafter described was sold at public sale by said grantor on

October 1, 1987

, from which sale no redemption has been made as provided by

statute, hereby conveys to TALMAN HOME MORTGAGE CORPORATION

the holder of the Certificate of Sale, the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

See attached "RIDER"

P. I. NO. 09-15-307-163-1011

DATED this date: APR 7 1988, 19

JAMES O'GRADY (SEAL)
Sheriff of Cook County, Illinois

By Antoinette M. Nasca
Deputy Sheriff of Cook County, Illinois

State of Illinois, County of Cook as, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

ANTOINETTE M. NASCA

IMPRESS
SEAL
HERE

personally known to me to be the same person whose name as Deputy Sheriff of Cook County, Illinois, is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act as such Deputy Sheriff, for the uses and purposes therein set forth.

Given under my hand and official seal, this APR 7 1988 day of April, 19

Commission expires 19

OFFICIAL SEAL
HELENE GRAYS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 28, 1991

Helene E. Grays
Notary public

ADDRESS OF PROPERTY:

8996 Kennedy #2C

Des Plaines, IL 60016

The above address is for statistical purposes only and is not a part of this deed.

ADDRESS OF GRANTEE:

4242 North Harlem Avenue

Norridge, IL 60634

MAIL TO:

Francis Keldermans, McBride Baker & Co.

Name

500 W. Madison Street, 40th Floor

Address

Chicago, IL 60606

City, State and Zip

AFFIX "RIDERS" OR REVENUE STAMPS HERE

This conveyance is exempt under the provision of paragraph 11 of the Real Estate Transfer Tax Act.

DOCUMENT NUMBER

3715346

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Property of Cook County Clerk's Office

5
RCS

11/10/2000

NO DUPLICATE

715346

Age of Grantee
Address _____

Husband _____

Wife _____

Submitted by _____

Address _____

Deliver New certif. to _____

Remainder to _____

Site Card _____

CLAMBRONE

715346
3/15/2000
3/15/2000

500 to med inv

via Fibre
Dr. vgo. 5/1

60606