

PUBLIC SALE OF REAL ESTATE *** PUBLIC SALE OF REAL ESTATE**
NICHOLAS G. GRAPSAS, PUBLIC ADMINISTRATOR FOR COOK COUNTY
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NICHOLAS G. GRAPSAS
PUBLIC ADMINISTRATOR for COOK COUNTY
69 WEST WASHINGTON STREET, SUITE 2640
CHICAGO, ILLINOIS 60602

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On **October 29, 2009**, THE FOLLOWING PARCELS OF REAL ESTATE WILL BE SOLD AT PUBLIC SALE BY THE OFFICE OF THE PUBLIC ADMINISTRATOR OF COOK COUNTY, ILLINOIS. THE PUBLIC SALE WILL BE HELD IN THE 17TH FLOOR CONFERENCE ROOM OF THE GEORGE DUNNE ADMINISTRATION BUILDING LOCATED AT 69 WEST WASHINGTON STREET CHICAGO, ILLINOIS. THE SALE WILL BEGIN AT **10:00A.M**

Terms of Sale: A non-refundable earnest money deposit for 10% of the sale price must be presented by the buyer at the time of sale. There are two stages involved within this procedure: (1) tendering either a certified check, a cashier's check or a money order for 10% of the opening bid is required at the auction, (2) and a personal check for 10% of the difference between the start bid and the winning bid must be presented at the public sale.

Example: If a property has an opening bid of \$100,000 and the final gavel price is \$120,000, the successful bidder would need to bring to the auction a certified check, cashier's check or money order for \$10,000 (10% of the opening bid), and can give a personal check for the additional \$2,000 (10% of the \$20,000 difference between \$100,000 and \$120,000).

Auction attendees should make all certified checks, cashier's checks and/or money orders payable to themselves. By doing so, you will be able to redeposit the funds into your own bank account if you do not win the auction.

Property is sold on an "AS IS" basis, and the buyer will agree to indemnify the seller against all environmental liabilities. All Properties are sold subject to existing tenancies, if any.

The seller will provide the purchaser with a mortgage survey. The seller will also provide a title insurance policy from a recognized title insurer, free of exceptions. **Standard real estate tax prorations will be credited at closing.**

Closing: The purchaser is allowed sixty (60) days from the date of the auction to be ready to close, or the NON-REFUNDABLE earnest money will be forfeited. **There is no mortgage contingency.**

Property Information: Please contact Cook County Public Administrator 312-603-0100

Property Information Disclosed: All information is obtained by sources deemed reliable but no warranty is made by the Public Administrator as to the accuracy or any information.

Viewing Date: The viewing time and date listed with the property description inside this packet will be **the only opportunity to inspect the sale property**. The Public Administrator strongly urges all prospective bidders to visit and view the properties which they are interested in prior to auction.

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B-8373 Marjorie Strand, deceased

Address: 14217 South Edbrooke Avenue
Riverdale, IL 60827

Appraised Value: \$22,000.00

Beginning Bid: \$14,666.66

2007 Real Estate Taxes: \$3,747.88

Description: The subject property consists of a two story single family brick Cape Cod style home with a one car detached garage and a full unfinished basement. First floor rooms are: living room, kitchen, two bedrooms and bathroom. Second floor room is a bedroom.

Viewing Date: Saturday October 24, 2009 2:00 P.M. – 4:00 P.M.

Approximate Time of Sale: 10:00 A.M.

Date of Sale: October 29, 2009

All properties sold "AS IS."

PUBLIC SALE OF REAL ESTATE *** PUBLIC SALE OF REAL ESTATE**

B8413 Alexander George, deceased

Address: 6141 W. Higgins #4A
Chicago, IL 60630

Appraised Value: \$145,000.00

Beginning Bid: \$96,666.66

2007 Real Estate Taxes: \$1,730.62

Description: The subject property is a two bedroom 1.5 bathroom condominium unit located in Chicago's northwest side. The unit contains two bedrooms, living room, kitchen, 1.5 bathrooms and a balcony. Monthly assessments are approximately \$339.00.

Viewing Date: Sunday October 25, 2009 10:00 A.M. – 12:00 P.M.

Approximate Time of Sale: 10:10 A.M.

Date of Sale: October 29, 2009

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B8419 Iva Tippens, deceased

Address: 2116 N. Springfield Ave.
Chicago, IL 60647

Appraised Value: \$25,000.00

Beginning Bid: \$16,666.66

2007 Real Estate Taxes: \$104.88

Description: The Subject property is a 1.5 story single family frame residence. The property contains three bedrooms, living room, kitchen, dining room, 1.5 bathrooms and a full unfinished basement. The property is located in Chicago's northwest side neighborhood of Logan Square.

Viewing Date: Sunday October 25, 2009 2:00 P.M. – 4:00 P.M.

Approximate Time of Sale 10:20 A.M.

Date of Sale: October 29, 2009

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PUBLIC SALE OF REAL ESTATE *** PUBLIC SALE OF REAL ESTATE**

B8410 Josephine Suess, deceased

Address: 6041 W. Melrose
Chicago, IL 60634

Appraised Value: \$160,000.00

Beginning Bid: \$106,666.66

2007 Real Estate Taxes: \$3,150.50

Description: The subject property is a two story single family residence with a full unfinished basement. The first floor includes a living room, dining room, kitchen and two bedrooms. The second floor includes two bedrooms and 1.5 bathrooms. The property is located on the northwest side of Chicago close to transportation, shopping and schools.

Viewing Date: Sunday October 25, 2009 9:00 A.M. – 11:00 A.M.

Approximate Time of Sale: 10:30 A.M.

Date of Sale: October 29, 2009

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B8416 Eugene Carroll, deceased

Address: 3515 S. 58th Ave.
Cicero, IL 60408

Appraised Value: \$69,000.00

Beginning Bid: \$69,000.00

2007 Real Estate Taxes: \$2,550.46

Description: The subject property is a two story brick Georgian style masonry building that consists of one single family residence with a two car detached garage. The property contains three bedrooms, eat in kitchen, living room, dining room, one full bathroom and a full unfinished basement.

Viewing Date: Saturday October 24, 2009 11:30 A.M. – 1:30 P.M.

Approximate Time of Sale 10:40 A.M.

Date of Sale: October 29, 2009

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PUBLIC SALE OF REAL ESTATE *** PUBLIC SALE OF REAL ESTATE**

B8439 Kasimira Janulewcz, deceased
B8437 Anton Janulewicz, deceased

Address: 4036 S. Brighton Place
Chicago, IL 60632

Appraised Value: \$84,500.00

Beginning Bid: \$56,333.33

2007 Real Estate Taxes: \$4,072.36

Description: The subject property is a two story brick building with two apartment units. Each unit has five rooms including two bedrooms and one bathroom. There is a full unfinished basement. The property is located in Chicago's neighborhood Brighton Park.

Viewing Date: Saturday October 24, 2009 9:00 A.M. – 10:00 P.M.

Approximate Time of Sale: 10:50 A.M.

Date of Sale: October 29, 2009

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B8417 Helen Zum Mallen, deceased

Address: 10340 S. Sangamon
Chicago, IL 60643

Appraised Value: \$92,000.00

Beginning Bid: \$61,333.33

2007 Real Estate Taxes: \$885.16

Description: The subject property is a 1.5 story single family frame home. The property contains three bedrooms, living room, dining room, kitchen, one bathroom, a full unfinished basement and enclosed rear porch.

Viewing Date: Saturday October 24, 2009 11:30 A.M. – 1:30 P.M.

Approximate Time of Sale 11:00A.M.

Date of Sale: October 29, 2009

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PUBLIC SALE OF REAL ESTATE *** PUBLIC SALE OF REAL ESTATE**

A7478 Joseph Jackson, deceased

Address: 413 South 9th Avenue
Maywood, IL 60153

Appraised Value: \$45,000.00

Beginning Bid: \$30,000.00

2007 Real Estate Taxes: \$3,134.42

Description: The subject property is a single story family home with an enclosed front and rear porches. The property includes a living room, dining room, kitchen, bathroom and two bedrooms.

Viewing Date: Sunday October 25, 2009 10:00 A.M. – 12:00 P.M.

Approximate Time of Sale: 11:10 A.M.

Date of Sale: October 29, 2009

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B8445 Stanley Jankelunas, deceased

Address: 1526 South 50th Court
Cicero, IL 60804

Appraised Value: \$15,000.00

Beginning Bid: \$10,000.00

2007 Real Estate Taxes: \$2,947.18

Description: The subject property is a two story brick style frame building that consists of two apartment dwellings and a two car garage. The first and second floors mirror each other containing two bedrooms, large eat-in kitchen, living room, dining room and full bathroom.

Viewing Date: Saturday October 24, 2009 2:00 P.M. – 4:00 P.M.

Approximate Time of Sale: 11:20 A.M. **Date of Sale:** October 29, 2009

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PUBLIC SALE OF REAL ESTATE *** PUBLIC SALE OF REAL ESTATE**

G9000 Marton Molnar, deceased

Address: 1516 Hinman Avenue #506
Evanston, IL 60201

Appraised Value: \$60,000.00

Beginning Bid: \$40,000.00

2007 Real Estate Taxes: \$2,308.52

Description: The Subject property is a studio condominium unit located by the eastern side of Evanston, roughly bordered by Lake Michigan to the east. Monthly assessments are approximately \$300.00.

Viewing Date: Sunday October 25, 2009 10:00 A.M. – 12:00 P.M.

Approximate Time of Sale: 11:30 A.M. **Date of Sale:** October 29, 2009

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G9052 Doris Larson, deceased

Address: 4439 North Melvina
Chicago, IL 60630

Appraised Value: \$75,000.00

Beginning Bid: \$50,000.00

2007 Real Estate Taxes: \$3,150.50

Description: The subject lot is approximately 4,675 square foot located on the east side of Melvina Avenue between Montrose and Sunnyside Avenues.

Viewing Date: Sunday October 25, 2009 11:30 A.M. – 1:30 P.M.

Approximate Time of Sale: 11:40 A.M. **Date of Sale:** October 29, 2009

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PUBLIC SALE OF REAL ESTATE *** PUBLIC SALE OF REAL ESATE**

G9047 Michael P. Tomaszevic, deceased

Address: 3755 North Nora
Chicago, IL 60634

Appraised Value: \$185,000.00

Beginning Bid: \$123,333.33

2007 Real Estate Taxes: \$2,441.00

Description: The subject property is a brick single family bungalow style house. The property contains two bedrooms, living room, dining room, kitchen and 1 bathroom with a two car garage.

Viewing Date: Sunday October 25, 2009 9:00 A.M. – 11:00 A.M.

Approximate Time of Sale: 11:50 A.M. **Date of Sale:** October 29, 2009

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G9056 Frank Gronn, deceased

Address: 4119 North Ozark Ave.
Norridge, IL 60706

Appraised Value: \$90,000.00

Beginning Bid: \$60,000.00

2007 Real Estate Taxes: \$4,492.00

Description: The subject property is a two story frame Cape Cod style masonry building that consists of one single family residence with a two car detached garage. The property contains four bedrooms, eat in kitchen, living room, dining room, two full bathroom and a full unfinished basement.

Viewing Date: Sunday October 25, 2009 2:00 P.M. – 4:00 P.M.

Approximate Time of Sale 12:00 P.M.

Date of Sale: October 29, 2009

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