

PUBLIC SALE OF REAL ESTATE *** PUBLIC SALE OF REAL ESTATE**
Michael Ian Bender, Public Administrator of Cook County
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MICHAEL IAN BENDER
PUBLIC ADMINISTRATOR OF COOK COUNTY
69 WEST WASHINGTON STREET, SUITE 2640
CHICAGO, ILLINOIS 60602

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ON **April 30, 2008**, 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 **ROOM 569** OF THE COUNTY BUILDING, LOCATED AT 118 NORTH CLARK 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 in this: a certified check, a cashier's check or a money order for 10% of the opening bid is required, and a personal check for 10% of the difference between the beginning 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 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. Property is sold subject to existing tenancies, if any.

The seller will provide the purchaser with a mortgage survey. The seller will 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: obtained by sources deemed reliable but no warranty is made to accuracy.

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.**

ANY QUESTIONS? PLEASE CONTACT THE REAL ESTATE DEPARTMENT AT THE OFFICE OF THE PUBLIC ADMINISTRATOR, (312) 603-0100

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B8350 Sheldon Zeisel, deceased

Address: 4652 West Washington
Skokie, Illinois

Appraised Value: \$520,000.00

Beginning Bid: \$346,666.66

2006 Real Estate Taxes: \$10,314.52

Description: The subject property is an apartment building with 3 units. Two units contain three bedrooms and two bathrooms, while the garden unit has two bedrooms and one bath. There are three outdoors parking spaces.

Viewing Date: Saturday April 19, 2008, 11:00 A.M. – 2:30 P.M.

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

Date of Sale: April 30, 2008

All properties sold "As Is."

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

A-7339 Bartholomew Medwid, deceased

Address: 4452 North Melvina
Chicago, Illinois

Appraised Value: \$270,000.00

Beginning Bid: \$180,000.00

2006 Real Estate Taxes: \$5,156.14

Description: The subject property consists of a two story single family residence with a related living unit residence and a two car detached garage. The structure contains two apartments and a full unfinished basement. The first floor contains five rooms with a full bathroom. The second floor contains four rooms and a full bathroom.

Viewing Date: Saturday April 26, 2008, 10:00 A.M. – 12:00 noon

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

Date of Sale: April 30, 2008

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B-8229 Lance Horne, deceased

Address: 1253 South Komensky
Chicago, Illinois

Appraised Value: \$120,000.00

Beginning Bid: \$80,000.00

2006 Real Estate Taxes: \$2,260.14

Description: The subject property consists of a single family brick residence. There are six rooms consisting of a living room, three bedrooms, kitchen, bathroom and unfinished basement. There is an open frame deck porch and a two car frame garage with alley access. This property is located close to transportation, I-290, schools and shopping.

Viewing Date: Saturday April 26, 2008, 10:00 A.M. – 12:00 noon

Approximate Time of Sale: 10:20 A.M.

Date of Sale: April 30, 2008

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

B-8238 Jeanette Corate, deceased

Address: 11924 South Lowe
Chicago, Illinois

Appraised Value: \$55,000.00

Beginning Bid: \$36,666.66

2006 Real Estate Taxes: \$1,836.06

Description: The subject property consists of a two story single family home with nine rooms on two floors. The main floor has a living room, dining room, kitchen and bathroom. The second floor has five bedrooms and a bathroom. There is an enclosed frame rear porch and a full unfinished basement.

Viewing Date: Saturday April 26, 2008, 12:00 noon – 2:00 P.M.

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

Date of Sale: April 30, 2008

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B-8294 Peter Geist, deceased

Address: 2769 W. Henry Court
Chicago, Illinois

Appraised Value: \$300,000.00

Beginning Bid: \$200,000.00

2006 Real Estate Taxes: \$1,349.88

Description: The subject property consists of a single family frame residence. There are five rooms consisting of a living room, dining room and three bedrooms as well as a partially finished attic area. There are also two bathrooms and a kitchen. There is an enclosed rear porch, full partially finished basement and a concrete patio to the rear of the property.

Viewing Date: Saturday April 26, 2008, 12:30 P.M. – 2:30 P.M.

Approximate Time of Sale: 10:40 A.M. **Date of Sale:** April 30, 2008

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

B-8318 George Magai, deceased

Address: 607 West Wrightwood, #310
Chicago, IL

Appraised Value: \$160,000.00

Beginning Bid: \$106,666.66

2006 Real Estate Taxes: \$1,409.60

Description: The subject property consists of a condominium unit located in Chicago's Lincoln Park neighborhood, not far from Lake Michigan, in a brick masonry building. It is close to shopping, schools and transportation. The unit contains three and a half rooms – one bedroom, a living room, one bathroom and a small galley style kitchen. Monthly assessments are approximately \$202.00.

Viewing Date: Saturday April 26, 2008, 1:00 P.M. – 3:00 P.M.

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

Date of Sale: April 30, 2008

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B-8319 Frank Ciunczyk, deceased

Address: 12 Liberty Drive
Lemont, Illinois

Appraised Value: \$340,000.00

Beginning Bid: \$226,666.66

2006 Real Estate Taxes: \$1,934.00

Description: The subject property is a quad level Mediterranean style brick building, on a very large lot with a two car attached garage. The property contains six rooms including 3 bedrooms and an office/bedroom. There is a living room, dining room, two and a half bathrooms, a large family room and a partially finished basement. There is also a deck and one fireplace.

Viewing Date: Saturday April 26, 2008, 9:30 A.M. – 11:30 A.M.

Approximate Time of Sale: 11:00 A.M.

Date of Sale: April 30, 2008

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

B-830 Sally Ann Wilson, deceased

Address: 9733 South Wood
Chicago, IL

Appraised Value: \$179,500.00

Beginning Bid: \$119,666.66

2004 Real Estate Taxes: \$821.13

Description: The subject is a single story frame building located in Chicago's Beverly neighborhood. The property contains three and a half rooms; one bedroom, a living room/dining room combination, one bathroom and a galley style kitchen. This property is unique because the interior ceiling has the original cabin-like rafters running throughout, with a small wood-burning fireplace in the living area.

Viewing Date: Saturday April 26, 2008, 2:30 P.M.- 4:30 P.M.

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

Date of Sale: April 30, 2008

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B8321 Frank Libman, deceased

Address: 2747 West Pratt, Unit 1W
Chicago, Illinois

Appraised Value: 115,000.00

Beginning Bid: \$76,666.66

2005 Real Estate Taxes: \$1,298.00

Description: The subject is a first-floor condominium in a brick masonry building that houses four total units. It is located in the Chicago far north side neighborhood of West Rogers Park. The unit contains four rooms; two bedrooms, a living room, one bathroom and a full size eat-in kitchen. It also has an enclosed porch.

Viewing Date: Sunday April 27, 2008, 1:00 P.M. – 3:00 P.M.

Approximate Time of Sale: 11:20 A.M.

Date of Sale: April 30, 2008

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

B-8342 William Melby, deceased

Address: 6101 North Sheridan Road #36-A
Chicago, Illinois

Appraised Value: \$415,000.00

Beginning Bid: \$276,666.66

2006 Real Estate Taxes: \$5,225.07

Description: The subject property is a luxury condominium unit located in a brick masonry hi-rise building in Chicago's far north side Edgewater neighborhood. The unit contains seven rooms plus two full and one half bathrooms. Rooms are a living room; a dining room; a kitchen with breakfast room and dishwasher, clothes washer/dryer; and three bedrooms. There is an ample balcony, and a view of Lake Michigan from the living room. Also included are use of an outdoor pool, sauna, exercise room and a laundry room. Monthly assessments are approximately \$856.00. This covers water, building maintenance, insurance, taxes on all common areas, and scavenger and snow removal services.

Viewing Date: Saturday April 26, 2008, 10:00 A.M. – 12:00 noon

Approximate Time of Sale: 11:30 A.M.

Date of Sale: April 30, 2008

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B-8344 Virginia Karas, deceased

Address: 3406 West 72nd Place
Chicago, Illinois

Appraised Value: \$137,000.00

Beginning Bid: \$91,333.33

2006 Real Estate Taxes: \$2,596.08

Description: The subject property is a single story frame building in the Marquette Park neighborhood of Chicago. It contains five rooms including two bedrooms, living room, kitchen, eating area, bathroom and front and side entry foyers. It has a full, finished basement and an unfinished expandable attic.

Viewing Date: Saturday April 26, 2008, 1:00 P.M. – 3:00 P.M.

Approximate Time of Sale: 11:40 A.M.

Date of Sale: April 30, 2008

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

B-8300 Eli Johnson, deceased

Address: 7435 South Dante Avenue
Chicago, Illinois

Appraised Value: \$34,000.00

Beginning Bid: \$22,666.66

2006 Real Estate Taxes: \$442.00

Description: The subject property consists of a vacant lot 28 x 124.87

Viewing Date: Saturday April 26, 2008, 3:00 P.M. – 5:00 P.M.

Approximate Time of Sale: 11:50 A.M.

Date of Sale: April 30, 2008

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B-8331 Lloyd C. Nowels, deceased

Address: 10925 South Eberhart
Chicago, Illinois

Appraised Value: \$172,500.00

Beginning Bid: \$115,000.00

2006 Real Estate Taxes: \$1,897.60

Description: The subject is a two story brick Georgian style masonry building that consists of two apartment dwellings with a two and a half car garage. The property is located in Chicago's historical West Pullman neighborhood. The building contains a total of nine rooms. The first and second floors mirror each other, containing two bedrooms, a large eat-in kitchen, dining room and full bathroom. There is also a partially finished basement.

Viewing Date: Saturday April 26, 2008, 3:00 P.M. – 5:00 P.M.

Approximate Time of Sale: 12:00 NOON

Date of Sale: April 30, 2008

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

B-8200 Dorothy Mark, deceased

Address: 2534 South Kedvale
Chicago, IL

Appraised Value: \$140,000.00

Beginning Bid: \$93,333.33

2006 Real Estate Taxes: \$1,292.00

Description: The subject property is a single family brick bungalow residence with six rooms, including two bedrooms and one bathroom. There is also a porch, an unfinished attic and a full, unfinished basement.

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Approximate Time of Sale: 12:10 P.M.

Date of Sale: April 30, 2008

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B-8332 Audrey Hostler, deceased

Address: 1355 Walnut
Western Springs, IL

Appraised Value: \$218,000.00

Beginning Bid: \$145,000.00

2006 Real Estate Taxes: \$3,795.76

Description: This is a two story, frame style building located in Western Springs, an affluent southwest suburb. The first floor contains a living room, dining room and kitchen with a pantry. The second floor has two bedrooms and a bathroom. There is also a porch, an attic and a full unfinished basement.

Viewing Date: Sunday April 27, 2008, 10:00 A.M. – 12:00 noon

Approximate Time of Sale: 12:20 P.M.

Date of Sale: April 30, 2008

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

B-8350 Sheldon Zeisel, deceased

Address: 4920 West Mulford
Skokie, Illinois

Appraised Value: \$1,060,000.00

Beginning Bid: \$706,666.66

2006 Real Estate Taxes: \$19,500.00

Description: This property is a brick three story, ten-unit apartment building located about a mile and a half from the Skokie Swift train station. There are seven two bedroom one bathroom units and three one bedroom one bathroom units. Rents range from \$600.00- \$950.00

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B-8350 Sheldon Zeisel, deceased

Address: 4642 West Washington Street
Skokie, Illinois

Appraised Value: \$1,350,000.00

Beginning Bid: \$900,000.00

2006 Real Estate Taxes: \$26,404.00

Description: The subject is a brick thirteen-unit apartment building located near both the Skokie Swift train station and the Edens Expressway. There are six two-bedroom, one-bathroom units; and seven one-bedroom, one-bathroom units. Two garage spaces and 12 outdoor spaces are available for parking. Rents range from \$607.00 per month to \$990.00 per month.

Viewing Date: Saturday April 19, 2008, 11:00 A.M. – 2:30 P.M.

Approximate Time of Sale: 12:40 P.M.

Date of Sale: April 30, 2008

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