

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 **September 23, 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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B8375 Alfred Schrul, deceased

Address: 1920 West Weathersfield Way
Schaumburg, IL 60193

Appraised Value: \$225,000.00

Beginning Bid: \$150,000.00

2006 Real Estate Taxes: \$4,722.41

Description: The subject property is a one story ranch single family house with a one car garage. The property includes three bedrooms, living room, dining room, kitchen and one and half bath. It also has a fireplace.

Viewing Date: Saturday September 20, 2008 9:00a.m.-11:00a.m.

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

Date of Sale: September 23, 2008

All properties sold "As is."

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

B8350 Sheldon Zeisel, deceased

Address: 3421 West Hollywood #2C
Chicago, IL 60659

Appraised Value: \$120,000.00

Beginning Bid: \$80,000.00

2006 Real Estate Taxes: \$400.00

Description: The subject property consists of a one bedroom, one bathroom condominium with a full eat in kitchen. This unit also has a wooded porch area. Monthly assessments are approximately \$186.00.

Viewing Date: Sunday September 21, 2008 9:00a.m. – 11:00a.m.

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

Date of Sale: September 23, 2008

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B8353 Kenneth Koster, deceased

Address: 1536 North Laramie Avenue
Chicago, IL 60651

Appraised Value: \$105,000.00

Beginning Bid: \$70,000.00

2006 Real Estate Taxes: \$1,196.40

Description: The subject property consists of a two story single family brick residence. There are eight rooms, a full unfinished basement and a finished enclosed rear porch. First floor rooms are: living room, dining room, kitchen with pantry, full bathroom and three bedrooms. Second floor rooms are: sitting room, half bathroom and one bedroom.

Viewing Date: Sunday September 21, 2008 9:00a.m. – 11:00a.m.

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

Date of Sale: September 23, 2008

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

B-8229 Lance Horne, deceased

Address: 1253 South Komensky
Chicago, IL 60623

Appraised Value: \$17,000.00

Beginning Bid: \$11,333.33

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 September 20, 2008 12:00 noon – 2:00p.m.

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

Date of Sale: September 23, 2008

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B-8238 Jeanette Corate, deceased

Address: 11924 South Lowe
Chicago, IL 60628

Appraised Value: \$10,500.00

Beginning Bid: \$7,000.00

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 September 20, 2008 9:00a.m. – 11:00a.m.

Approximate Time of Sale: 10:40 A.M.

Date of Sale: September 23, 2008

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

B-8373 Marjorie Strand, deceased

Address: 14217 South Edbrooke Avenue
Riverdale, IL 60827

Appraised Value: \$53,000.00

Beginning Bid: \$35,333.33

2006 Real Estate Taxes: \$4,070.34

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 September 20, 2008 2:00p.m. – 4:00p.m.

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

Date of Sale: September 23, 2008

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B-8300 Eli Johnson, deceased

Address: 7435 South Dante Avenue
Chicago, IL 60619

Appraised Value: \$17,500.00

Beginning Bid: \$11,666.66

2006 Real Estate Taxes: \$442.00

Description: The subject property consists of a vacant lot 28 x 124.87. Property sold as is.

Viewing Date: Saturday September 20, 2008 9:00a.m. – 11:00a.m.

Approximate Time of Sale 11:00 A.M.

Date of Sale: September 23, 2008

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

B-8344 Virginia Karas, deceased

Address: 3406 West 72nd Place
Chicago, IL 60629

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 September 20, 2008 12:00 noon - 2:00p.m.

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

Date of Sale: September 23, 2008

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B8360 Anna Petersen, deceased

Address: 2453 West Warner Avenue
Chicago, IL 60618

Appraised Value: 295,000.00

Beginning Bid: \$196,666.66

2006 Real Estate Taxes: \$5,630.00

Description: The subject property is a two story, two unit frame building. Each unit has two bedrooms and one bath. There is a two car detached garage and a full unfinished basement and attic.

Viewing Date: Sunday September 21, 2008 9:00a.m. – 11:00a.m.

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

Date of Sale: September 23, 2008

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

B8346 Marcella Smith, deceased

Address: 1306 West 111th Place
Chicago, IL 60643

Appraised Value: \$50,000.00

Beginning Bid: \$33,333.33

2006 Real Estate Taxes: \$628.90

Description: The subject property is a single family brick bungalow style home with a one car detached garage. Located in Chicago's south side, Morgan Park, the property contains five rooms including two bedrooms, living room, kitchen and one bathroom.

Viewing Date: Saturday September 20, 2008 12:00 noon - 2:00p.m.

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

Date of Sale: September 23, 2008

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B-8367 Dolores Nowak, deceased

Address: 5800 West 64th Place
Chicago, IL 60638

Appraised Value: \$168,000.00

Beginning Bid: \$112,000.00

2006 Real Estate Taxes: \$498.41

Description: The subject property is a single family brick bungalow style home. Located in Chicago's southwest side neighborhood of Clearing. The property contains four rooms including two bedrooms, living room, kitchen, bathroom and basement.

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

Date of Sale: September 23, 2008

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

B8386 Marlene Dobbs, deceased

Address: 4947 North Kostner
Chicago, IL 60630

Appraised Value: \$205,000.00

Beginning Bid: \$136,666.66

2006 Real Estate Taxes: \$5,268.00

Description: The subject property is a three bedroom single family brick house with a partially finished expandable attic and a full unfinished basement. Rooms include living room, dining room, kitchen, two bedrooms and a full bathroom.

Viewing Date: Saturday September 20, 2008 2:30p.m. – 4:30p.m.

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

Date of Sale: September 23, 2008

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B8368 William Ledford, deceased

Address: 5901 North Sheridan Road #3C
Chicago, IL 60660

Appraised Value: \$155,000.00

Beginning Bid: \$103,333.33

2006 Real Estate Taxes: \$1,270.15

Description: The subject is a one bedroom condominium unit with an onsite parking garage. The property contains three rooms including a living room, dining area, bathroom, full kitchen, bedroom and balcony. Monthly assessments are approximately \$366.00.

Viewing Date: Saturday September 20, 2008 11:30a.m. – 1:30p.m.

Approximate Time of Sale: 12:00 NOON

Date of Sale: September 23, 2008

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

B8374 Glen Ernst, deceased

Address: 5820 Warren Street
Morton Grove, IL 60053

Appraised Value: \$335,000.00

Beginning Bid: \$223,333.33

2006 Real Estate Taxes: \$2,884.28

Description: The subject property is a two story brick single family house with a two car detached garage. The property contains six rooms plus a partially finished basement and unfinished attic. The ground level rooms are: living room, dining room, kitchen and half bath. Upper level rooms are: three bedrooms and a full bathroom.

Viewing Date: Saturday September 20, 2008 12:00 noon - 2:00p.m.

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

Date of Sale: September 23, 2008

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B8349 Sedef Olcer, deceased

Address: 505 North Lake Shore Drive #5905
Chicago, IL 60611

Appraised Value: \$460,000.00

Beginning Bid: \$306,666.66

2006 Real Estate Taxes: \$3,793.90

Description: This Streeterville condominium is northeast of Navy Pier and has a Spectacular view. Featuring hardwood floors throughout the living area, the condo consists of one bedroom, a living room, a dining area, a bathroom and a full size open kitchen. This condo also includes a deeded indoor garage parking spot. The monthly assessments are approximately \$467, and amenities include a 24 hour doorman, swimming pool, health club and storage room.

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Date of Sale: September 23, 2008

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