

# UNOFFICIAL COPY



## JUDICIAL SALE DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on April 29, 2010, in Case No. 09 CH 051359, entitled PENNYMAC LOAN SERVICES, LLC vs. VIRGINIA REED, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on

Doc#: 1033335015 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/29/2010 11:46 AM Pg: 1 of 3

September 2, 2010, does hereby grant, transfer, and convey to PENNYMAC LOAN SERVICES, LLC the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 28 IN BLOCK 3 IN FRANK WELLS AND COMPANY'S BOULEVARD SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1256 S. AVERS AVENUE, CHICAGO, IL 60623

Property Index No. 16-23-102-038

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 22nd day of November, 2010.

**BOX 70**

**COOKS & ASSOCIATES, P.C.**

The Judicial Sales Corporation

By:

*Nancy R. Vallone*  
\_\_\_\_\_  
Nancy R. Vallone  
Chief Executive Officer

State of IL, County of COOK ss, I, Kristin M Smith, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Chief Executive Officer he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

22nd day of November, 2010

*Kristin M. Smith*  
\_\_\_\_\_  
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-

**UNOFFICIAL COPY****Judicial Sale Deed**

45).

11-23-10  
Date*Diane Wah*  
Buyer, Seller or Representative

This Deed is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps, pursuant to court order in Case Number 09 CH 051359.

**Grantor's Name and Address:**

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

**Grantee's Name and Address and mail tax bills to:**

**PENNYMAC LOAN SERVICES, LLC**  
27001 Agoura Road Ste 350  
Calabasas, CA, 91301

**Contact Name and Address:**

Contact: Zupe Zomorrodian  
Address: 27001 Agoura Road Ste 350  
Calabasas, CA 91301  
Telephone: 818-746-2046

**Mail To:**

*Diane Wah*  
**CODILIS & ASSOCIATES, P.C.**  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-09-34214

# UNOFFICIAL COPY

## 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 of Assignment of Beneficial Interest in 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 NOV 23 2010, 20  

Signature: *Diane Wah*  
Grantor or Agent

Subscribed and sworn to before me  
By the said *Diane Wah*  
This   , day of NOV 23 2010, 20    
Notary Public *S. Miller*



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 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.

Date NOV 23 2010, 20  

Signature: *Diane Wah*  
Grantee or Agent

Subscribed and sworn to before me  
By the said *Diane Wah*  
This   , day of NOV 23 2010, 20    
Notary Public *S. Miller*



Note: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)