

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 July 27, 2010, in Case No. 08 CH 030655, entitled WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 vs. THOMAS DURKIN, et al, and pursuant to which the premises



Doc#: 1103812000 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/07/2011 08:06 AM Pg: 1 of 3

hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on December 6, 2010, does hereby grant, transfer, and convey to **WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 1221-2B IN THE LUNT COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 14 AND 15 IN W.D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT 1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/4 OF THE NORTHWEST 1/4 WITH THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25246455, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 1221 W. LUNT AVENUE UNIT # 2B, CHICAGO, IL 60626

Property Index No. 11-32-114-031-1023

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 31st day of January, 2011.

The Judicial Sales Corporation

By:

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.

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Judicial Sale Deed

Given under my hand and seal on this

31st day of January, 2011

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 4, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2-1-11 Date Diane Warr 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 08 CH 030655.

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:
WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1
4875 Belfort Road Ste 130
Jacksonville, FL, 32258

Contact Name and Address:

Contact: Michelle Trotter
Address: 4600 Regent Blvd., Suite 200
Irving, TX 75063
Telephone: 877-304-3100 Ext. 71114

Mail To:

Diane Warr
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE, IL, 60527
(630) 794-5300
Att. No. 21762
File No. 14-08-21828

Property of Cook County Clerk's Office

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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 FEB - 1 2011, 20

Signature: *Don Wal*

Grantor or Agent

Subscribed and sworn to before me
By the said *Don Wal*
This , day of FEB - 1 2011, 20 .
Notary Public *Sarah Muhm*



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 FEB - 1 2011, 20

Signature: *Don Wal*

Grantee or Agent

Subscribed and sworn to before me
By the said *Don Wal*
This , day of FEB - 1 2011, 20 .
Notary Public *Sarah Muhm*



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.)