

# 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 August 20, 2010, in Case No. 09 CH 045616, entitled BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES



Doc#: 1224444105 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/31/2012 02:49 PM Pg: 1 of 3

WAMU SERIES 2007-OA4 TRUST vs. PHILIP JOHN BUCHANAN, 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 January 23, 2012, does hereby grant, transfer, and convey to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA4 Trust the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 3S IN 1428 WEST WALTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5 IN COUNTY CLERK'S DIVISION OF PART OF THE NORTH HALF OF BLOCK 22, IN CANAL TRUSTEE'S SUBDIVISION IN THE WEST HALF OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 15, 2007 AS DOCUMENT NO. 0704615151, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1428 W. WALTON STREET UNIT 3S, CHICAGO, IL 60622

Property Index No. 17-05-315-054-1008

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 28th day of August, 2012.

# BOX 70

Codilis & Associates, P.C.

The Judicial Sales Corporation

By:

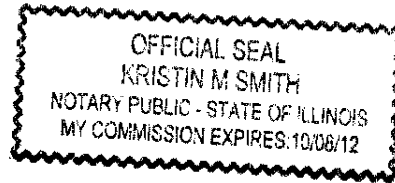
Nancy R. Vallone  
Chief Executive Officer

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

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

28th day of August, 2012



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

8/30/12  
Date

Dr. Walsh  
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 045616.

Grantor's Name and Address:

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

City of Chicago  
Dept. of Finance  
**626431**



Real Estate  
Transfer  
Stamp  
**\$0.00**

8/20/2012 9:32  
dr00193

Batch 5,158,678

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

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WaMu Mortgage Pass Through Certificates Series 2007-OA4 Trust  
3145 Vision Drive MS: OH-4-7133  
Columbus, OH, 43219

Contact Name and Address:

Contact: Michael Chiapetta  
Address: US Bank MK-IL-SL7 190 South LaSalle Street  
Chicago, IL 60603  
Telephone: 312-332-7561

Mail To:

D. Walsh  
CODILIS & ASSOCIATES, P.C.  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-09-36323

# UNOFFICIAL COPY

File # 14-09-36323

## 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 August 30, 2012

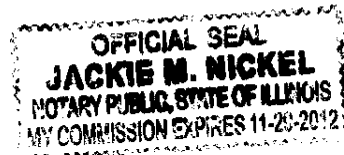
Signature:   
Grantor or Agent

Subscribed and sworn to before me

By the said Diane Walus

Date 8/30/2012

Notary Public 



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.

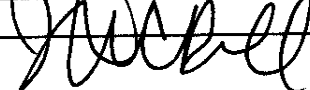
Dated August 30, 2012

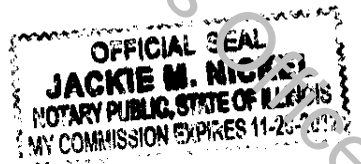
Signature:   
Grantee or Agent

Subscribed and sworn to before me

By the said Diane Walus

Date 8/30/2012

Notary Public 



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.)