

UNOFFICIAL COPY

IN THE CIRCUIT
COURT OF COOK
COUNTY, ILLINOIS



LINDA AVILA,
Plaintiff
and

Doc#: 1301857376 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/18/2013 12:40 PM Pg: 1 of 3

PERFECTO GARCIA,
WELLS FARGO HOME
MORTGAGE, INC., a California
Corporation, and UNKNOWN
OWNERS,
Defendants

Above Space for Recorder's Use Only

JUDGE'S DEED

WHEREAS, on the 10th day of August, 2011, in Case Number 10CH05525, entitled LINDA AVILA v. PERFECTO GARCIA, a JUDGMENT FOR was entered which provided that PERFECTO GARCIA should upon entry of the JUDGMENT, execute and deliver to LINDA AVILA a QUIT CLAIM DEED conveying all of the interest in the real estate herein below described;

AND, PERFECTO GARCIA having failed to execute and deliver such QUIT CLAIM DEED within the time prescribed by the JUDGMENT, or to place any such Deed of Record;

AND the provisions of 735 ILCA 5/1-1304(b) further providing that upon the failure of PERFECTO GARCIA to execute and deliver the DEED as aforesaid, that a Judge of the Circuit Court of Cook County, Illinois, could execute such conveyance on behalf of PERFECTO GARCIA;

NOW THEREFORE, know all men by these presents, that I, MARY ANNE MASON, not individually, but as a Judge of the Circuit Court of Cook County, Illinois do hereby convey unto LINDA AVILA, of 1713 Charleston in Hazel Crest, Illinois, her heirs and assigns forever, the following described premises, to wit:

LOTS 7 AND 8 IN BLOCK 13 IN SOUTH HARVEY LAND COMPANY'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

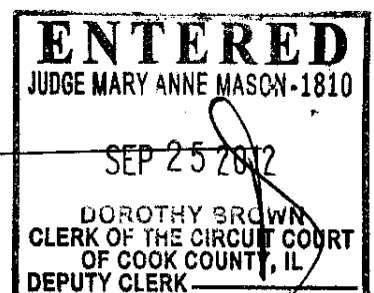
Permanent Real Estate Index Number: 29-30-214-002
Address of Real Estate: 1713 Charleston, Hazel Crest, Illinois

To have and to hold the same, with all appurtenances thereto belonging to LINDA AVILA, her heirs and assigns forever.

THIS DEED is executed and delivered solely in compliance with the JUDGMENT referred to hereinabove.

WITNESS my Hand and Seal this _____ day of September, 2012.

Judge



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I, the undersigned, a Deputy Clerk of the Circuit Court of Cook County, or a Notary Public in and for said County, State of Illinois, DO HEREBY CERTIFY that MARY ANNE MASON, a Judge of the Circuit Court of Cook County, Illinois personally known to me to be the same person whose name is subscribed to the within Deed, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said Deed for the uses and purposes therein set forth.

AFFIDAVIT OF GRANTEE

LINDA AVILA being first duly sworn on oath, depose and state that I have not received nor recorded a deed from PERFECTO GARCIA as required by the Judgment entered on August 10, 2011.

GRANTEE

AFFIDAVIT OF ATTORNEY

I, RONALD G. NAGEL, being first duly sworn on oath, depose and state that I have searched the public records of the Recorder of Deeds for Cook County, Illinois, and no deed has been recorded as required by the terms of the Judgment or Order entered on August 10, 2011 in this cause; and I further state that I have no knowledge of any action pending to vacate the said judgment or order, nor any knowledge of an appeal therefrom.

ATTORNEY FOR GRANTEE

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

Date September 25, 2012

Ronald G. Nagel
Legal Representative

Given under my hand and official seal, this _____ day of _____, 2012

~~Commission expires: _____~~

NOTARY PUBLIC

Deputy Clerk

Ryan O'Brien

This instrument was prepared by: Ronald G. Nagel, 920 West 175th Street, Suite 5, Homewood, Illinois 60430

MAIL TO:

LINDA AVILA
PO BOX 201
HAZEL CREST, IL 60429

SEND SUBSEQUENT TAX BILLS TO:

LINDA AVILA
PO BOX 201
HAZEL CREST, IL 60429

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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 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 September 27, 2012

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Linda Villa
This 27th day of September, 2012
Notary Public Paul R Paarlberg



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 1-18, 2013

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said [Signature]
This 18 day of January, 2013
Notary Public Deborah R Townsend



Note: Any person who knowingly submits a false statement concerning the identity of a 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.)