

# 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 28, 2012, in Case No. 12 CH 014056, entitled TAYLOR, BEAN & WHITAKER MORTGAGE CORP. vs. JORGE ZAVALA, 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-



Doc#: 1311444039 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/24/2013 12:44 PM Pg: 1 of 3

1507(c) by said grantor on December 4, 2012, does hereby grant, transfer, and convey to **Taylor, Bean & Whitaker REO, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 16 IN BLOCK 5 IN WALTER G. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 1635 S. CLARENCE AVENUE, BERWYN, IL 60402

Property Index No. 16-19-403-016

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 15th day of January, 2013.

# BOX 70

Codilis & Associates, P.C.

The Judicial Sales Corporation

By:

Nancy R. Vallone  
Chief Executive Officer

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 5 OF THE BERWYN CITY  
CODE SEC. 809.06 AS A REAL ESTATE  
TRANSACTION.  
DATE 4-18-13 YARBROUGH JK

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

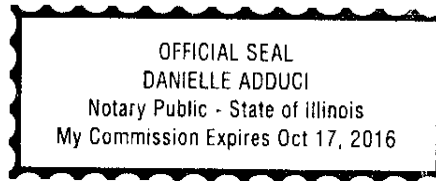
State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that 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

15th day of January, 2013

*Danielle Adduci*

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).

4123113

Date

*[Signature]*  
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 12 CH 014056.

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:

Taylor, Bean & Whitaker REO, LLC  
5032 Parkway Plaza Blvd, Suite 200  
Charlotte, NC, 28217

Contact Name and Address:

Contact: Melanie Deaton  
Address: 5032 Parkway Plaza Blvd  
Charlotte, NC 28217  
Telephone: 704-426-8873

Mail To:

*D. Walus*  
CODILIS & ASSOCIATES, P.C.  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-12-10272

# UNOFFICIAL COPY


File # 14-12-10272

## 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 April 23, 2013

Signature:   
Grantor or Agent

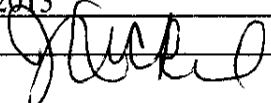
Subscribed and sworn to before me  
By the said Diane Walus  
Date 4/23/2013  
Notary Public 

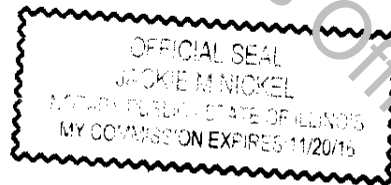


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 23, 2013

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Diane Walus  
Date 4/23/2013  
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.)