

# UNOFFICIAL COPY



1425210060

Doc#: 1425210060 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/09/2014 03:57 PM Pg: 1 of 3

## 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 15, 2014, in Case No. 13 CH 023455, entitled ONEWEST BANK, FSB (D/B/A FINANCIAL FREEDOM, A DIVISION OF ONE WEST BANK, FSB) vs.

CHICAGO TITLE LAND TRUST COMPANY SUCCESSOR TRUSTEE TO LASALLE BANK NA, AS SUCCESSOR TRUSTEE U/T/A DATED 10/04/77 A/K/A TRUST NUMBER 2901, 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 July 17, 2014, does hereby grant, transfer, and convey to **WELLS FARGO BANK, N.A. AS TRUSTEE FOR RIVERVIEW MORTGAGE LOAN TRUST 2007-2**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 214 AS DELINEATED ON SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE (HEREIN REFERRED TO AS THE "DEVELOPMENT PARCEL"): LOTS 29 THROUGH 35 INCLUSIVE (EXCEPT THE SOUTH 8 FEET THEREOF) IN GALITZ SUBDIVISION OF LOTS 27 THROUGH 29 INCLUSIVE OF GALITZ SUBDIVISION OF THAT PART OF LOT 10 LYING WEST OF THE NORTH AND SOUTH QUARTER SECTION LINE OF COUNTY CLERK'S DIVISION OF PART OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH A STRIP OF LAND 18.8 FEET IN WIDTH LYING SOUTH OF AND ADJACENT TO SAID LOT 10 ADJOINING TO THE MAP RECORDED SEPTEMBER 30, 1895 AS DOCUMENT 1935860 IN BOOK 58 OF PLATS PAGE 53 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION MADE BY THE COSMOPOLITAN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NO. 16740 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 10409603 TOGETHER WITH AN UNDIVIDED INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) AND ALSO TOGETHER WITH A PERPETUAL EASEMENT CONSISTING OF THE RIGHT TO USE FOR PARKING PURPOSES PARKING SPACE NO. 30 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO SAID DECLARATION AND ALL APPURTENANCES AND PRIVILEGES THEREUNTO BELONGING AND APPERTAINING, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 5251 GALITZ STREET UNIT #214, SKOKIE, IL 60077

Property Index No. 10-28-111-044-1020

Grantor has caused its name to be signed to those present by its President and CEO on this 4th day of September, 2014.

**BOX 70**

Codilis & Associates, P.C.

The Judicial Sales Corporation

By: 

Nancy R. Vallone

President and Chief Executive Officer

# UNOFFICIAL COPY

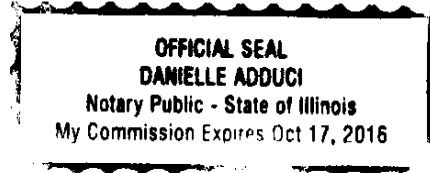
Judicial Sale Deed

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 President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO 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

4th day of September, 2014

*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 1, Section 11-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

9-8-14

Date

*Daniel Walters*  
\_\_\_\_\_  
Buyer, Seller or Representative

Daniel Walters  
ARDC# 6270792

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 13 CH 023455.

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 RIVERVIEW MORTGAGE LOAN TRUST 2007-2, by assignment  
PO BOX 85400  
Austin, TX, 78708

Contact Name and Address:

Contact: REX LAMB- VICE PRESIDENT/ LATE DEFAULT FORECLOSURE  
Address: 2900 ESPERANZA CROSSING  
Austin, TX 78758  
Telephone: 512-506-6815

Mail To:

M. Moses  
CODILIS & ASSOCIATES, P.C.  
Matthew Moses, ARDC #6278082  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-13-22287

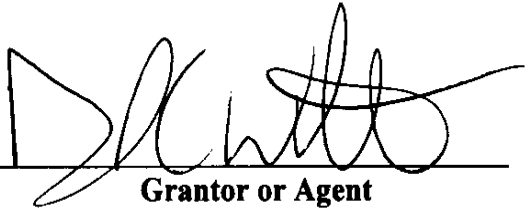
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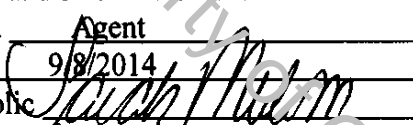
File # 14-13-22287

## 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 September 8, 2014

Signature:   
Grantor or Agent

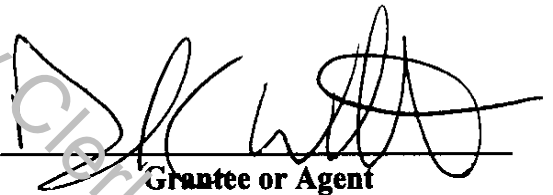
Subscribed and sworn to before me  
By the said Agent  
Date 9/8/2014  
Notary Public 

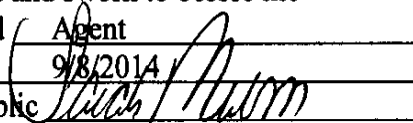


Daniel Walters  
ARDC# 6270792

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 September 8, 2014

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 9/8/2014  
Notary Public 



Daniel Walters  
ARDC# 6270792

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.)