

# UNOFFICIAL COPY



1430016033D

## 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 January 2, 2014, in Case No. 12 CH 028668, entitled BANK OF AMERICA, N.A. vs. CHRISTINE DIXON A/K/A CHRISTINE L. DIXON, et al, and pursuant

Doc#: 1430016033 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 10/27/2014 12:37 PM Pg: 1 of 3

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 2, 2014, does hereby grant, transfer, and convey to **BANK OF AMERICA, N.A.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 11 AND THE NORTH HALF OF LOT 12 IN BLOCK 19 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, A SUBDIVISION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.**

Commonly known as 16148 SPAULDING AVENUE, MARKHAM, IL 60428

Property Index No. 28-23-221-025/035

Grantor has caused its name to be signed to those present by its President and CEO on this 16th day of October, 2014.

The Judicial Sales Corporation

BOX 70

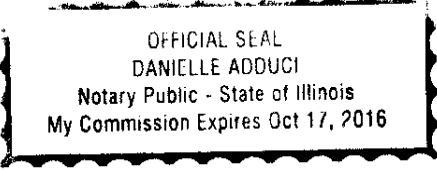
Codilis & Associates, P.C.

By:   
Nancy R. Vallone  
President and Chief Executive Officer

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  
16th day of October, 2014

Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor,

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

Chicago, IL 60606-4650.

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).10/24/14  
DateJennifer M. Vander Wagen  
Buyer, Seller or RepresentativeJennifer M. Vander Wagen  
ARDC # 6256252

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 028668.

## 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:

BANK OF AMERICA, N.A.  
16001 DALLAS NORTH PARKWAY MAIL STOP: TX08-044-03-06  
Addison, TX, 75001

## Contact Name and Address:

Contact: JULIE A. TRUJILLO- BANK OF AMERICA  
Address: 16001 N. DALLAS PARKWAY  
Addison, TX 75001  
Telephone: 866-781-0026

## 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. 14-12-21525

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File # 14-12-21525

## 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 October 24, 2014

Signature: Jennifer M. Vander Wagen  
Grantor or Agent

Subscribed and sworn to before me

By the said Agent

Date 10/24/2014

Notary Public Sarah Muhm



Jennifer M. Vander Wagen  
ARDC # 6256252

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 October 24, 2014

Signature: Jennifer M. Vander Wagen  
Grantee or Agent

Subscribed and sworn to before me

By the said Agent

Date 10/24/2014

Notary Public Sarah Muhm



Jennifer M. Vander Wagen  
ARDC # 6256252

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.)