

# UNOFFICIAL COPY



14323330811D

## 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 June 17, 2014, in Case No. 14 CH 001435, entitled HOMESAVE, LLC vs. KAYSEE FORTENBERRY, et al, and pursuant to which the premises hereinafter

Doc#: 1432333081 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/19/2014 11:56 AM Pg: 1 of 3

described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on September 22, 2014, does hereby grant, transfer, and convey to **HOMESAVE, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 27 IN BLOCK 1 IN THE RESUBDIVISION OF CALUMET WOODLANDS FIRST ADDITION, BEING A SUBDIVISION OF LOT 9 IN POHLER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE NORTH 545.6 FEET TO THE CENTER OF MICHIGAN ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 834.6 FEET TO A POINT IN THE CENTER LINE OF SAID ROAD; THENCE SOUTH 1,047.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG THE NORTHERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

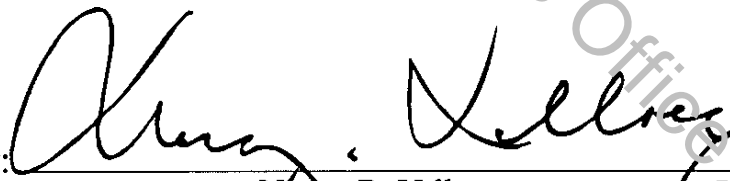
Commonly known as 15204 DANTE AVENUE, DOLTON, IL 60419

Property Index No. 29-11-409-059

Grantor has caused its name to be signed to those present by its President and CEO on this 14th day of November, 2014:

**BOX 70**  
Codilis & Associates, P.C.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
President and Chief Executive Officer

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## Judicial Sale Deed

State of IL, County of COOK ss, I, Erin E. McGurk, 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

14th day of November, 2014



Notary Public

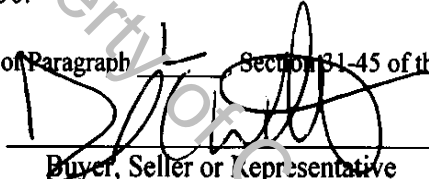


This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

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

11-17-14

Date



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 14 CH 001435.

**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:**

HOMESAVE, LLC  
314 S. FRANKLIN STREET  
Titusville, PA, 16354

**Contact Name and Address:**

Contact: STEPHEN TAYLOR- ASSET MANAGER  
Address: 7201 WISCONSIN AVE. SUITE 725-A  
Bethesda, MD 20814  
Telephone: 410-878-7006

**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. 14-13-32299

Property of Cook County Clerk's Office

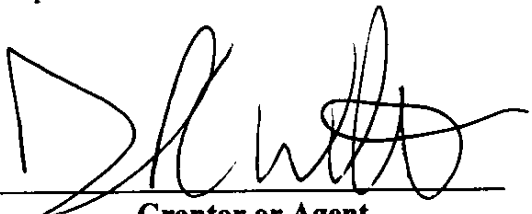
# UNOFFICIAL COPY

File # 14-13-32299

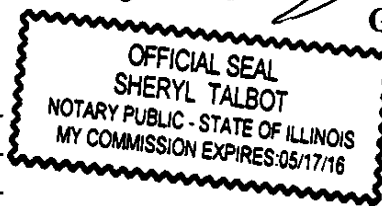
## STATEMENT BY GRANTOR AND GRANTEE

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 November 17, 2014

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 11/17/2014  
Notary Public *Sheryl Talbot*



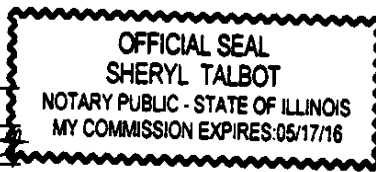
Daniel Walters  
ARDC# 6270792

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 November 17, 2014

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 11/17/2014  
Notary Public *Sheryl Talbot*



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.)