



Doc#: 1505810042 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/27/2015 03:39 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 September 2, 2014, in Case No. 14 CH 009004, entitled CITIZENS BANK, NATIONAL ASSOCIATION F/K/A RBS CITIZENS NA SUCCESSOR BY

MERGER TO CHARTER ONE BANK, N.A. vs. DANIEL W. SCHULLER, 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 January 2, 2015, does hereby grant, transfer, and convey to CITIZENS BANK, N.A. F/K/A RBS CITIZENS BANK, N.A. the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 4001 IN THE WESTGATE VALLEY TOWNHOMES CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE FINAL PLAT OF SUBDIVISION OF WESTGATE VALLEY TOWNHOMES SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 00214379, AS AMENDED FROM TIME TO TIME, TOGETHER WITH HIS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 4001 SPYGLASS CIRCLE, PALOS HEIGHTS, IL 60463

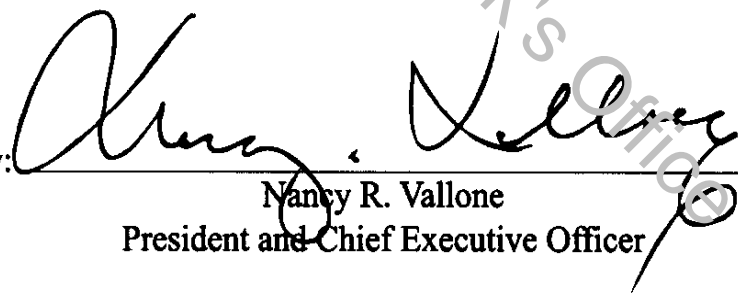
Property Index No. 24-31-404-056-1157

Grantor has caused its name to be signed to those present by its President and CEO on this 20th day of February, 2015.

**BOX 70**

Codilis & Associates, P.C.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
President and Chief Executive Officer

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

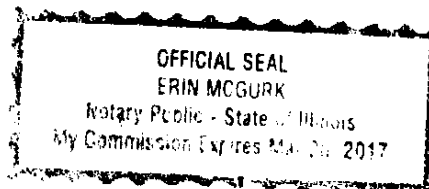
State of IL, County of COOK ss, I, Erin E. McGurk, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as 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

20th day of February, 2015



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

2/26/15

Date



Buyer, Seller or Representative

Robert Spickerman  
ARDC# 6298715

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 009004.

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:

CITIZENS BANK, N.A. F/K/A RBS CITIZENS BANK, N.A.  
10561 TELEGRAPH ROAD  
Glen Allen, VA, 23059

Contact Name and Address:

Contact: ANDREW BENFORD  
Address: 10 TRIPPS LANE  
Riverside, RI 02915  
Telephone: 401-248-6540

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. 14-13-32788

# UNOFFICIAL COPY

File # 14-13-32788

## 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 February 26, 2015

Signature:   
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Agent  
Date 2/26/2015  
Notary Public Nathan Beauchamp



Robert Spickerman  
ARDC# 6298715

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 February 26, 2015

Signature:   
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
Date 2/26/2015  
Notary Public Nathan Beauchamp



Robert Spickerman  
ARDC# 6298715

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.)