

# 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 September 17, 2014, in Case No. 13 CH 003886, entitled CITIBANK, N.A. vs. RYAN TURNER, et al, and pursuant to which the premises hereinafter described

Doc#: 1507110023 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/12/2015 11:55 AM Pg: 1 of 3

were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on January 5, 2015, does hereby grant, transfer, and convey to CITIBANK, 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 3 IN WILLIAM H. WHITE'S ADDITION TO CHATHAM FIELDS, BEING A SUBDIVISION OF BLOCK 5 IN WARFIELD SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 8408 S. RHODES AVENUE, CHICAGO, IL 60619

Property Index No. 20-34-404-019

Grantor has caused its name to be signed to those present by its President and CEO on this 12th day of February, 2015.

**BOX 70**

Codilis & Associates, P.C.

The Judicial Sales Corporation

By:

Nancy R. Vallone  
President and Chief Executive Officer

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

12th 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.

**UNOFFICIAL COPY****Judicial Sale Deed**Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).03/10/15

Date

Matthew M. Moses  
Buyer, Seller or RepresentativeMatthew Moses  
ARDC #6278082

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 003886.

## Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606 4650  
(312)236-SALE

City of Chicago  
Dept. of Finance  
**683731**



Real Estate  
Transfer  
Stamp

3/6/2015 12:26

**\$0.00**

dr:00111

Batch 9,518,041

## Grantee's Name and Address and mail tax bills to:

CITIBANK, N.A.  
10790 RANCHO BERNARDO ROAD  
San Diego, CA, 92127

## Contact Name and Address:

Contact: NICHOLAS CLINE & AMY LOTT  
Address: 825 TECHCENTER DRIVE, FLOOR 02  
Gahanna, OH 43230  
Telephone: 614-759-5312

## 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. 14-11-35283

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File # 14-11-35283

## 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 March 10, 2015

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 3/10/2015  
Notary Public *Nathan Beauchamp*



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 March 10, 2015

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 3/10/2015  
Notary Public *Nathan Beauchamp*



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.)