

UNOFFICIAL COPY



Doc#: 1516618058 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/15/2015 01:41 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 November 13, 2014, in Case No. 12 CH 40829, entitled BANK OF AMERICA, N.A. vs. PEGGY A. DENNIS, INDIVIDUALLY AND AS HEIR OF ANNELLE ELLIS-

HAWKINS, 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 March 4, 2015, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

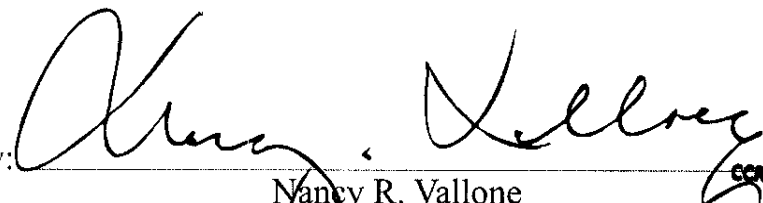
PARCEL 1: UNIT 309 IN PARK OF RIVER OAKS CONDOMINIUM NO. 2 AS DELINEATED ON SURVEY OF LOT 5 AND 6 OR PARTS THEREOF IN RIVER OAKS WEST UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24 AND THAT PART OF LOT 1 LYING NORTH OF THE LITTLE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREIN REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1964 AND KNOWN AS TRUST NUMBER 21073, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22831375, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1; AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED NOVEMBER 15, 1971 AS DOCUMENT 21712320 AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 21073 TO PERCY L. BUTLER AND DARLENE BUTLER, HIS WIFE, RECORDED AS DOCUMENT 24514560 FOR USE AND ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREAS WITHIN LOTS 2 TO 6 OF RIVER OAKS WEST UNIT NO.1 AFORESAID; IN COOK COUNTY, ILLINOIS. PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED NOVEMBER 15, 1971 AS DOCUMENT 21712318 AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 21073 TO PERCY L. BUTLER AND DARLENE BUTLER, RECORDED AS DOCUMENT 24514560 FOR THE PURPOSES OF INGRESS AND EGRESS OVER THE ACCESS ROAD FROM 159TH STREET TO THE NORTH LINE OF LOT 4 WITHIN THE EASEMENT DESIGNATED AS INGRESS AND EGRESS EASEMENT ON THE PLAT OF SAID RIVER OAKS WEST UNIT NO. 1, ALL IN COOK COUNTY, ILLINOIS

Commonly known as 400 PARK AVE. UNIT #309, Calumet City, IL 60409


Property Index No. 29-24-100-022-1071



Grantor has caused its name to be signed to those present by its President and CEO on this 23rd day of April, 2015.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

CCRD REVIEWER 

REAL ESTATE TRANSFER TAX
47214 *01/10/15*

Calumet City • City of Homes *script*

REAL ESTATE TRANSFER TAX 15-Jun-2015
 
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
29-24-100-022-1071 | 20150501689521 | 0-852-050-816



UNOFFICIAL COPY**Judicial Sale Deed**

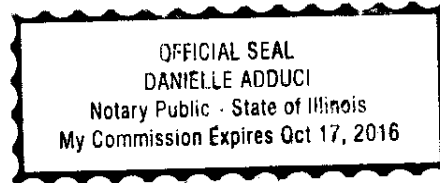
State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as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

23rd day of April, 2015

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

4/29/15

Date

Caitlin Murphy

Buyer, Seller or Representative

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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment
P.O. Box 650043
Dallas, TX, 75265-0043

Contact Name and Address:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION

Address: P.O. Box 650043
Dallas, TX 75265-0043

Telephone: 866-781-0026

Mail To:

MANLEY DEAS KOCHALSKI LLC
ONE EAST WACKER, SUITE 1250
Chicago, IL, 60601
(312) 651-6700
Att. No.
File No. 14-031567

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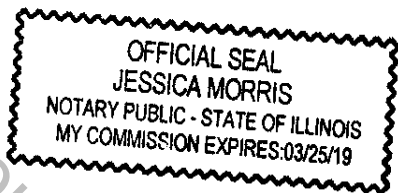
STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED 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 ILLINOIS.

Dated June 12, 2015 SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 12th day of June 2015

Notary Public [Signature]

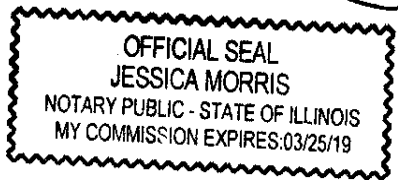


THE GRANTOR OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated June 12, 2015 SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 12th day of June 2015

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attached to deed of ABI to recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)