

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 1519542070 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/14/2015 01:54 PM Pg: 1 of 3

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 15, 2015, in Case No. 10 CH 029324, entitled DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR

MORTGAGE FUNDING TRUST, SERIES 2007-2 vs. WILLIE MAE HUGHES, 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 April 17, 2015, does hereby grant, transfer, and convey to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 9 BLOCK 21 IN FIRST ADDITION TO SHELDON HEIGHTS, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING EAST OF THE WEST 33 FEET, SOUTH OF THE NORTH 33 FEET, NORTH OF THE SOUTH 33 FEET AND WEST OF A LINE 8 FEET WEST OF THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

Commonly known as 11328 S. WALLACE STREET, CHICAGO, IL 60628

Property Index No. 25-21-119-025-0000

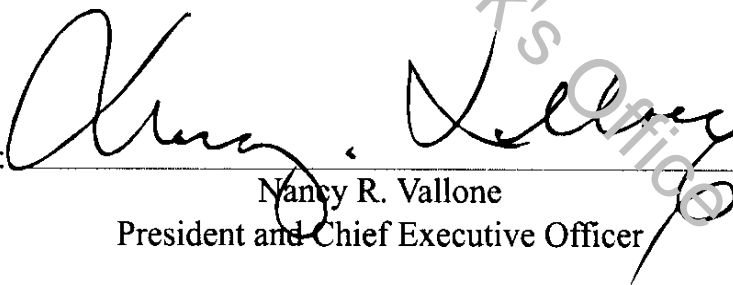
Grantor has caused its name to be signed to those present by its President and CEO on this 11th day of June, 2015.

**BOX 70**

Codilis & Associates, P.C.

The Judicial Sales Corporation

By:

  
Nancy R. Vallone  
President and Chief Executive Officer

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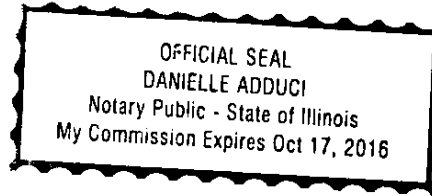
## Judicial Sale Deed

State of IL, County of COOK ss, I, 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

11th day of June, 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 L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

7-715  
\_\_\_\_\_  
Date

*M. Ratledge*  
\_\_\_\_\_  
Buyer, Seller or Representative

**Michelle R. Ratledge**  
**ARDC # 6281560**

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 10 CH 029324.

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  
**690608**  
7/1/2015 15:57  
dr00198



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 10,140,315

Grantee's Name and Address and mail tax bills to:  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST,  
SERIES 2007-2  
P.O. BOX 24737  
West Palm Beach, FL, 33416-4737

Contact Name and Address:

Contact: LAURI BAYONA  
Address: 1525 S. BELT LINE RD.  
COPPELL, TX 75019  
Telephone: 469-645-3491

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. 14-13-27278

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File # 14-13-27278

## 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 July 7, 2015

Signature: *Michelle R. Ratledge*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 7/7/2015  
Notary Public *Nathan Beauchamp*

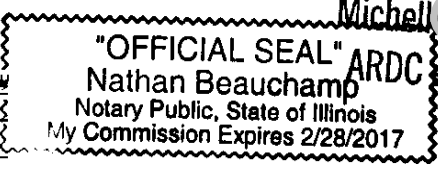


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 7, 2015

Signature: *Michelle R. Ratledge*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 7/7/2015  
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.)