

# UNOFFICIAL COPY



Doc#: 1519604075 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/15/2015 02:26 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 October 28, 2014, in Case No. 12 CH 013505, entitled TAYLOR BEAN & WHITAKER MORTGAGE CORP. vs. NATALIA NIEMIEC A/K/A NATALIA M.

NIEMIEC A/K/A NATALIA TARCHALA, 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 27, 2015, does hereby grant, transfer, and convey to **TAYLOR BEAN & WHITAKER, REO, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 8 IN FLYNN SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 18.11 FEET THEREOF AND LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 639.70 FEET SOUTH OF NORTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 249.82 FEET SOUTH OF THE NORTHWEST CORNER THEREOF (EXCEPT THAT PART OF SAID TRACT LYING WEST OF A LINE DRAWN 233.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE THEREOF AND NORTH OF THE NORTH LINE OF THE SOUTH 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.**

Commonly known as 102 W. RIDGE AVENUE, PROSPECT HEIGHTS, IL 60070

Property Index No. 03-22-101-013

Grantor has caused its name to be signed to those present by its President and CEO on this 10th day of July, 2015.

**BOX 70**

Codilis & Associates, P.C.

The Judicial Sales Corporation

By: 

Nancy R. Vallone

President and Chief Executive Officer

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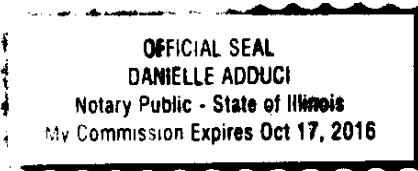
## Judicial Sale Deed

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

10th day of July, 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 1, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

7-14-15

Date

Buyer, Seller or Representative

Aaron J. Demuth  
ARDC # 6278249

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 12 CH 013505.

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:

TAYLOR BEAN & WHITAKER, REO, LLC  
5016 PARKWAY PLAZA BLVD. SUITE 200  
Charlotte, NC, 28217

Contact Name and Address:

Contact: MATT VARNUM  
Address: 5016 PARKWAY PLAZA BLVD. SUITE 200  
Charlotte, NC 28217  
Telephone: 704-972-9055

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. 14-12-10259

# UNOFFICIAL COPY

File # 14-12-10259

## 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 14, 2015

Signature: \_\_\_\_\_

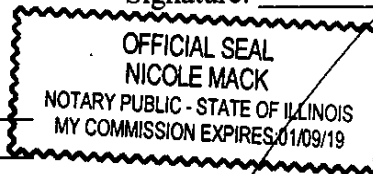
**Grantor or Agent**

Subscribed and sworn to before me

By the said Agent

Date 7/14/2015

Notary Public Nicole Mack



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 14, 2015

Signature: \_\_\_\_\_

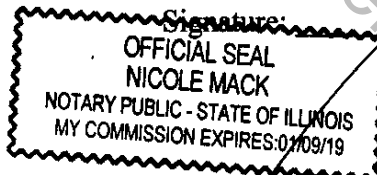
**Grantee or Agent**

Subscribed and sworn to before me

By the said Agent

Date 7/14/2015

Notary Public Nicole Mack



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.)