

# 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 April 21, 2015, in Case No. 15 CH 000176, entitled WELLS FARGO BANK, N.A. vs. MICHAEL G. NOONAN, et al, and pursuant to which the premises hereinafter



Doc#: 1606319117 Fee: \$42.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 03/03/2016 02:15 PM Pg: 1 of 3

described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on December 9, 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:

LOT 531 AND THE SOUTH 1/2 OF LOT 532 IN FRANK DE LUGACH'S KEDZIE BEVERLY HILLS SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13 TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 10459 S. TROY STREET, CHICAGO, IL 60655

Property Index No. 24-13-105-022

Grantor has caused its name to be signed to those present by its President and CEO on this 9th day of February, 2016.

The Judicial Sales Corporation

**BOX 70**

by:

Codilis & Associates, P.C.

Nancy R. Vallone  
 President and Chief Executive Officer

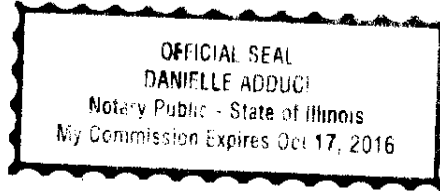
S Y  
 P 369  
 S N  
 SC Y  
 INT AB

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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  
9th day of February, 2016



*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 1 Section 3-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2-29-16 Date  
*[Signature]* Buyer, Seller or Representative  
Daniel Walters  
ARDC# 6270792

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 15 CH 000176.

Grantor's Name and Address:  
**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

REAL ESTATE TRANSFER TAX	26-Feb-2016
<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

24-13-105-022-0000 | 20160201673152 | 1-540-549-184  
\* Total does not include any applicable penalty or interest due.

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 c/o James Tiegen  
Address: One South Wacker Dr. Suite 1400  
Chicago, IL 60606  
Telephone: 312-368-6200

REAL ESTATE TRANSFER TAX	03-Mar-2016
<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

24-13-105-022-0000 | 20160201673152 | 0-173-505-088

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. 14-14-23926

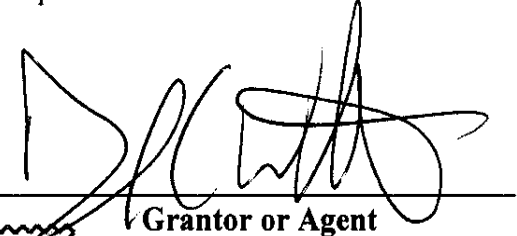
# UNOFFICIAL COPY


File # 14-14-23926

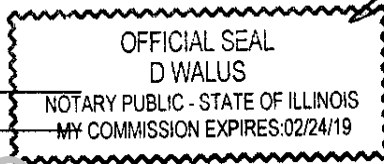
## STATEMENT BY GRANTOR AND GRANTEE

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 29, 2016

Signature:   
Grantor or Agent

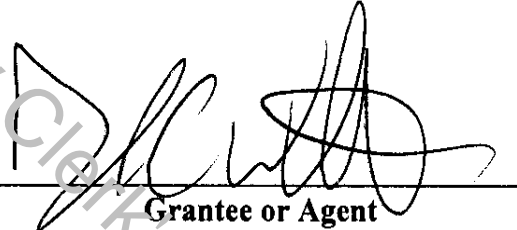
Subscribed and sworn to before me  
By the said Agent  
Date 2/29/2016  
Notary Public 

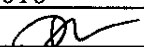


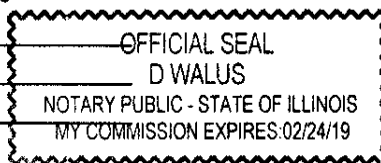
Daniel Walters  
ARDC# 6270792

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 29, 2016

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 2/29/2016  
Notary Public 



Daniel Walters  
ARDC# 6270792

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.)