

# UNOFFICIAL COPY



Doc#: 1607815028 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/18/2016 01:14 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 January 29, 2015, in Case No. 11 CH 015758, entitled NATIONSTAR MORTGAGE LLC vs. MARIA BAHENA, 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 January 11, 2016, does hereby grant, transfer, and convey to **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN ABS MORTGAGE LOAN TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE WEST 11 FEET OF LOT 3, ALL OF LOT 4, AND THE EAST 1 FOOT OF LOT 5 IN BLOCK 3 IN FEUERBORN AND KLODE'S IRVINGWOOD, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 8311 W. IRVING PARK ROAD, CHICAGO, IL 60634

Property Index No. 12-23-201-043

Grantor has caused its name to be signed to those present by its President and CEO on this 4th day of March, 2016.

The Judicial Sales Corporation

**BOX 70**

By:

Codilis & Associates, P.C.

Nancy R. Vallone  
President and Chief Executive Officer

SCY  
INTAB

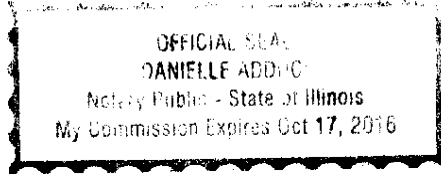
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**Judicial Sale Deed**

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  
4th day of March, 2016

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

3/17/16      Christine Coates  
Date                      Buyer, Seller or Representative

**Christine Coates**  
**ARDC # 6308768**

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 11 CH 015758.

REAL ESTATE TRANSFER TAX	14-Mar-2016
<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *



12-23-201-043-0000 | 20160301678422 | 0-100-836-928

\* Total does not include any applicable penalty or interest due.

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:  
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN ABS MORTGAGE LOAN TRUST  
2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, by assignment  
8950 CYPRESS WATERS BLVD.  
Coppell, TX, 75019

Contact Name and Address:

Contact:                      NATIONSTAR MORTGAGE C/O JAMIE BURGESS, SAFEGUARD PROPERTIES

Address:                      7887 HUB PARKWAY  
   VALLEY VIEW, OH 44125

Telephone:                      800-852-8306 Ext. 6

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. 14-11-13214

REAL ESTATE TRANSFER TAX	18-Mar-2016
<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00



12-23-201-043-0000 | 20160301678422 | 0-562-255-424

# UNOFFICIAL COPY

File # 14-11-13214

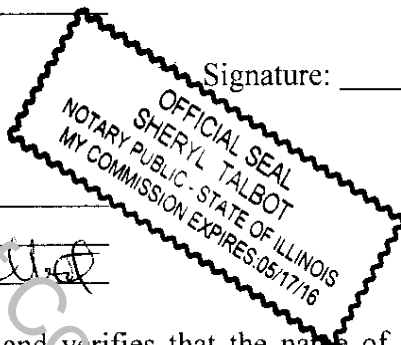
## STATEMENT BY GRANTOR AND GRANTEE

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 17, 2016

Signature: *Christine Coates*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 3/17/2016  
Notary Public *Sheryl Talbot*



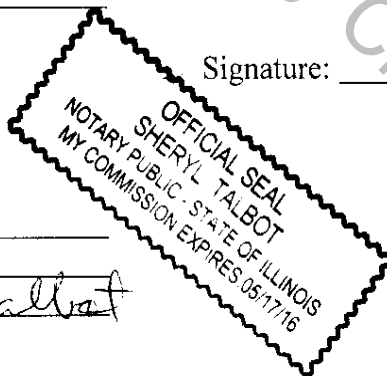
Christine Coates  
ARDC # 6308768

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 17, 2016

Signature: *Christine Coates*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 3/17/2016  
Notary Public *Sheryl Talbot*



Christine Coates  
ARDC # 6308768

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.)