



Doc#: 1618315066 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2016 01:26 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 September 30, 2015, in Case No. 15 CH 004843, entitled FIRST BANK vs. JACQUELINE PORTER, 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 4, 2016, does hereby grant, transfer, and convey to **FIRST BANK** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT C1/108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE FORD CITY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 24911808, IN PART OF THE NORTH 3/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 2448418, ALL IN COOK COUNTY, ILLINOIS

Commonly known as 4351 W. 76TH STREET UNIT #108, CHICAGO, IL 60652

Property Index No. 19-27-401-038-1247

Grantor has caused its name to be signed to those present by its President and CEO on this 16th day of June, 2016.

The Judicial Sales Corporation

**BOX 70**

Codilis & Associates, P.C.

By:

Nancy R. Vallone

President and Chief Executive Officer

S X  
P 3  
S N  
SC Y  
INT D  
GG

# UNOFFICIAL COPY

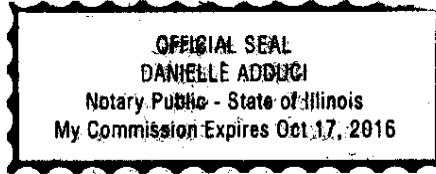
## Judicial Sale Deed

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

16th day of June, 2016

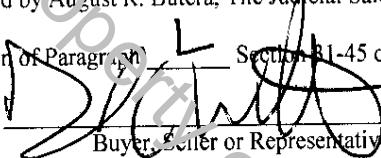
  
Notary Public



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 6-30-16 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

6-30-16  
Date

  
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 004843.

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

27-Jun-2016



**CHICAGO:** 0.00  
**CTA:** 0.00  
**TOTAL:** 0.00 \*

Grantee's Name and Address and mail tax bills to:  
FIRST BANK  
P.O. BOX 24737  
West Palm Beach, FL, 33416-4737

19-27-401-038-1247 | 20160601622820 | 0-465-669-440

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

Contact Name and Address:

Contact: SHARON ROBINSON  
Address: PO BOX 785061  
ORLANDO, FL 32878-5061  
Telephone: 800-390-4656

### REAL ESTATE TRANSFER TAX

01-Jul-2016



**COUNTY:** 0.00  
**ILLINOIS:** 0.00  
**TOTAL:** 0.00

19-27-401-038-1247 | 20160601622820 | 1-165-757-760

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. 14-15-02295

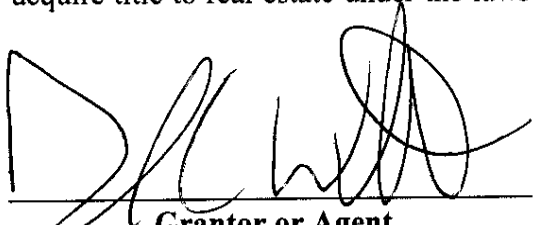
# UNOFFICIAL COPY

File # 14-15-02295

## 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 June 30, 2016

Signature:   
Grantor or Agent

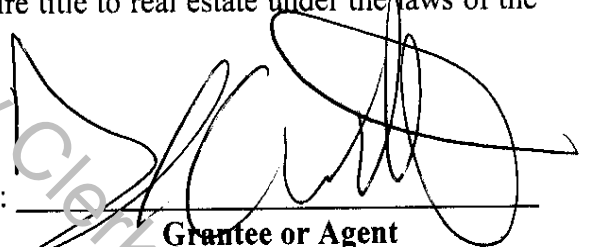
Subscribed and sworn to before me  
By the said Agent  
Date 6/30/2016  
Notary Public Nathan Beauchamp



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 June 30, 2016

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 6/30/2016  
Notary Public Nathan Beauchamp



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.)