



Doc#: 1621515058 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/02/2016 01:42 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 April 12, 2016, in Case No. 14 CH 014735, entitled KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE OF MATAWIN VENTURES

TRUST SERIES 2015-2 vs. THEODORE F. THOMPSON, 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 May 19, 2016, does hereby grant, transfer, and convey to **KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2015-2** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOTS 8 AND 9 (EXCEPT THE SOUTH 45 FEET OF SAID LOT 9) IN PAXTON AVENUE SUBDIVISION OF LOTS 9 TO 12 BOTH INCLUSIVE AND THE WEST 1/2 OF LOTS 8 AND 13 IN BLOCK 5 OF STEVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7336 S. LUELLA AVENUE, CHICAGO, IL 60649

Property Index No. 20-25-217-022

Grantor has caused its name to be signed to those present by its President and CEO on this 13th day of July, 2016.

**BOX 70**  
Codilis & Associates, P.C.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
President and Chief Executive Officer

CUR REVIEW

# UNOFFICIAL COPY

## Judicial Sale Deed

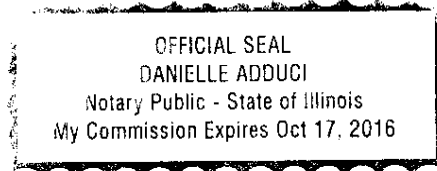
Property Address: 7336 S. LUELLA AVENUE, CHICAGO, IL 60649

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

13th day of July, 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 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

7-25-16  
Date

*M. R. Ralston*  
\_\_\_\_\_  
Buyer, Seller or Representative

*Michelle R. Ralston*  
ARDC # 6281500

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 14 CH 014735.

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:

KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE OF MAYAWIN VENTURES TRUST SERIES 2015-2  
333 SOUTH ANITA DRIVE SUITE 400  
Orange, CA, 92868-3314

Contact Name and Address:

Contact: KONDAUR CAPITAL CORPORATION- ERICK WILLIAMS  
Address: 333 SOUTH ANITA DRIVE SUITE 400  
Orange, CA 92868-3314  
Telephone: 714-352-2056

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. 14-13-33808

REAL ESTATE TRANSFER TAX		27-Jul-2016
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

20-25-217-022-0000 | 20160701636529 | 0-509-772-808

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

REAL ESTATE TRANSFER TAX		02-Aug-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

20-25-217-022-0000 | 20160701636529 | 1-724-343-104

# UNOFFICIAL COPY

File # 14-13-33808

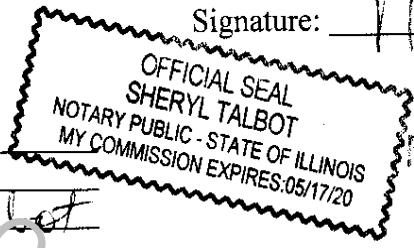
## STATEMENT BY GRANTOR AND GRANTEE

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 29, 2016

Signature: *M. Rattledge*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 7/29/2016  
Notary Public *Sheryl Talbot*



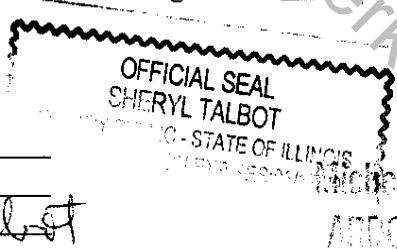
*Michelle R. Rattledge*  
ARDC # 6281560

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 29, 2016

Signature: *M. Rattledge*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 7/29/2016  
Notary Public *Sheryl Talbot*



*Michelle R. Rattledge*  
ARDC # 6281560

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.)