

# UNOFFICIAL COPY



16230180620

## 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 March 9, 2016, in Case No. 15 CH 001890, entitled THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CWABS, INC. ASSET-BACKED

Doc#: 1623018062 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2016 01:31 PM Pg: 1 of 3

CERTIFICATES, SERIES 2004-BC1 vs. ALEXANDER ZAVALA A/K/A ALEX ZAVALA, 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 June 13, 2016, does hereby grant, transfer, and convey to **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-BC1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE NORTH 1/4 OF THE WEST 1/2 OF LOT 17 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 5811 S. TALMAN AVENUE CHICAGO, IL 60629

Property Index No. 19-13-223-004

Grantor has caused its name to be signed to those present by its President and CEO on this 1st day of August, 2016.

The Judicial Sales Corporation

**BOX 70**

Codilis & Associates, P.C.

By:

Nancy R. Vallone

President and Chief Executive Officer

*R*

# UNOFFICIAL COPY

## Judicial Sale Deed

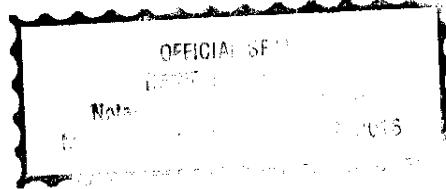
Property Address: 5811 S. TALMAN AVENUE, CHICAGO, IL 60629

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

1st day of August, 2016

  
\_\_\_\_\_  
Notary Public



This Deed was prepared by August P. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph 4 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

08-15-16 Matthew Moses  
Date Buyer, Seller or Representative

Matthew Moses  
ARDC# 6278082

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 001890.

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:

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-BC1  
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. 14-15-00965

REAL ESTATE TRANSFER TAX		11-Aug-2016
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

19-13-223-004-0000 | 20160801643969 | 0-579-720-000

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

REAL ESTATE TRANSFER TAX		17-Aug-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

19-13-223-004-0000 | 20160801643969 | 1-393-226-560

# UNOFFICIAL COPY

File # 14-15-00965

## 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 August 15, 2016

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

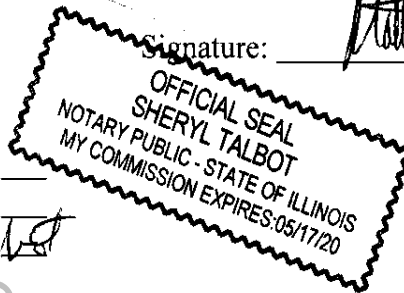
**Grantor or Agent**

Subscribed and sworn to before me

By the said Agent

Date 8/15/2016

Notary Public Sheryl Talbot



Matthew Moses  
ARDC# 6278082

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 August 15, 2016

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

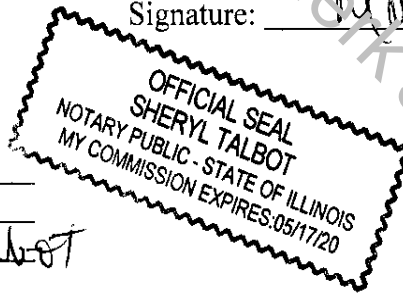
**Grantee or Agent**

Subscribed and sworn to before me

By the said Agent

Date 8/15/2016

Notary Public Sheryl Talbot



Matthew Moses  
ARDC# 6278082

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.)