

# UNOFFICIAL COPY



Doc#: 1623618105 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/23/2016 03:11 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 17, 2015, in Case No. 07 CH 30626, entitled BANK OF AMERICA, N.A. AS S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE

HOME LOANS SERVICING, LP vs. DELIA L. PHILLIPS A/K/A DELIA JONES, EXECUTOR, 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 25, 2016, 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:

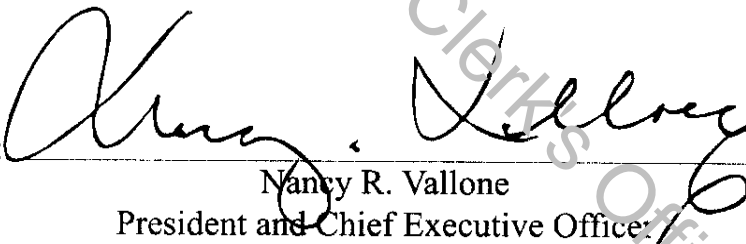
LOT 51 IN WITHERELL'S SUBDIVISION OF BLOCK 2 IN NORTON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 7104 SOUTH CHAMPLAIN AVENUE, Chicago, IL 60619

Property Index No. 20-27-204-025-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 10th day of August, 2016.



The Judicial Sales Corporation

By:   
Nancy R. Vallone  
President and Chief Executive Officer

REAL ESTATE TRANSFER TAX	24-Aug-2016
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

20-27-204-025-0000 | 20160801648336 | 0-738-921-280

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

REAL ESTATE TRANSFER TAX	24-Aug-2016
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

20-27-204-025-0000 | 20160801648336 | 0-578-014-016

11-001737

**UNOFFICIAL COPY****Judicial Sale Deed**

Property Address: 7104 SOUTH CHAMPLAIN AVENUE, Chicago, IL 60619

State of IL, County of COOK ss, I, Maya T Jones, 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

10th day of August, 2016

*Maya T Jones*  
 Notary Public

OFFICIAL SEAL  
 MAYA T JONES  
 Notary Public - State of Illinois  
 My Commission Expires Apr 20, 2019

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

GRANTEE IS THE HOLDER OF A MORTGAGE OR AN ASSIGNEE PURSUANT TO A MORTGAGE FORECLOSURE PROCEEDING. THIS TRANSFER EXEMPT UNDER PROVISION OF PARAGRAPH L, SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

8-15-  
 Date

*Maya T Jones*  
 Buyer, Seller or Representative

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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment

Contact Name and Address:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment  
 Address: 14221 DALLAS PKWY , SUITE 1000  
 DALLAS, TX 75254  
 Telephone: 800-732-6643

Mail To:

WEISS MCCLELLAND LLC  
 105 WEST ADAMS STREET, SUITE 1850  
 Chicago, IL, 60603  
 (312) 605-3500  
 Att. No. 56284  
 File No. IL-001737

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WML No. IL-001737

## 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 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 8-15- 2016.

Signature [Handwritten Signature]  
Agent for Grantor, Judicial Sales Corporation

Subscribed and sworn to before me  
by the said GRANTOR  
this 15 day of Aug, 2016.

Notary Public Margaret Engel



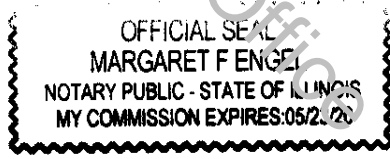
**The grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 8-15- 2016.

Signature [Handwritten Signature]  
Agent for Grantee

Subscribed and sworn to before me  
by the said GRANTEE  
this 15 day of Aug, 2016.

Notary Public Margaret Engel



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)