

# UNOFFICIAL COPY



## 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 22, 2016, in Case No. 15 CH 002346, entitled U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL

Doc#: 1624434079 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/31/2016 01:43 PM Pg: 1 of 3

TITLE TRUSTEE vs. SHERRY L. MORRIS-BELL, 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 24, 2016, does hereby grant, transfer, and convey to **U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 23 (EXCEPT THE NORTH 12 AND ONE-HALF FEET) AND ALL OF LOT 24 IN BLOCK 7 IN FRANK N. GAGE'S ADDITION TO ENGLEWOOD HEIGHTS, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 20 ACRES THEREOF) OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 10/22/1889 AS DOCUMENT 1174405 IN COOK COUNTY, ILLINOIS.**

Commonly known as 8545 S. WINCHESTER AVENUE, CHICAGO, IL 60620

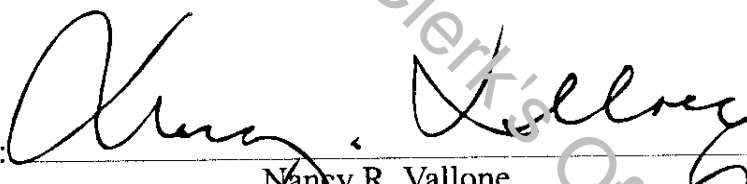
Property Index No. 20-31-416-081

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

The Judicial Sales Corporation

**BOX 70**

Codilis & Associates, P.C.

By: 

Nancy R. Vallone  
President and Chief Executive Officer

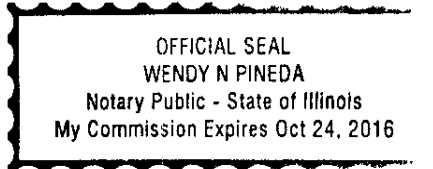
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## Judicial Sale Deed

Property Address: 8545 S. WINCHESTER AVENUE, CHICAGO, IL 60620

State of IL, County of COOK ss, I, Wendy N Pineda, 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 August, 2016



*Wendy N Pineda*  
\_\_\_\_\_  
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 11-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

8-27-16  
Date

*Daniel Walters*  
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 002346.

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:

U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE  
440 S. LaSalle St., 20th Floor  
Chicago, IL, 60605

Contact Name and Address:

Contact: GLEN BROOKS/ DARREN PEREZ  
FAY SERVICING, LLC  
Address: 440 S. LASALLE STREET, 20TH FLOOR  
CHICAGO, IL 60605  
Telephone: 800-495-7166/813-442-6824

REAL ESTATE TRANSFER TAX		25-Aug-2016
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

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. 14-15-01216

20-31-416-081-0000 | 20160801648906 | 1-020-668-736  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		31-Aug-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

20-31-416-081-0000 | 20160801648906 | 0-094-989-120

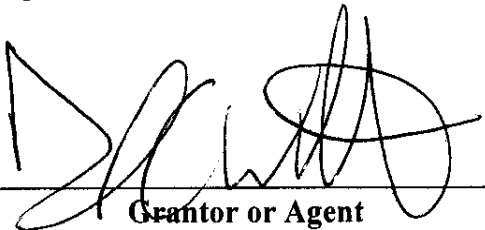
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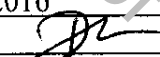
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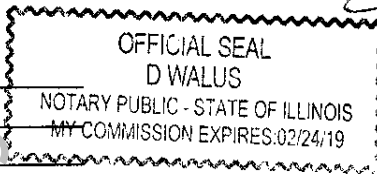
## STATEMENT BY GRANTOR AND GRANTEE

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 29, 2016

Signature:   
**Grantor or Agent**

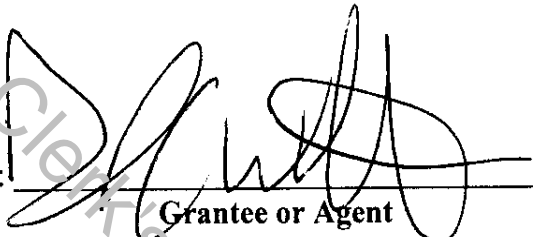
Subscribed and sworn to before me  
By the said Agent  
Date 8/29/2016  
Notary Public 

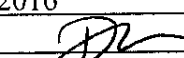


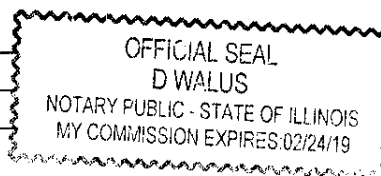
Daniel Walters  
ARDC# 6270792

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 August 29, 2016

Signature:   
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
Date 8/29/2016  
Notary Public 



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.)