



Doc# 1627215125 Fee \$42.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 09/28/2016 01:48 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 21, 2016, in Case No. 09 CH 006495, entitled CITIZENS BANK, N.A. vs. JANICE AUSTIN A/K/A JANICE A.

AUSTIN, 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 July 25, 2016, does hereby grant, transfer, and convey to **CITIZENS BANK, N.A.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOTS 34 AND 35 IN BLOCK 21 IN EAST WASHINGTON HEIGHTS. BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 9933 S. LOWE AVENUE, CHICAGO, IL 60628

Property Index No. 25-09-303-043-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 14th day of September, 2016.

The Judicial Sales Corporation

**BOX 70**

Codilis & Associates, P.C.

By:

Nancy R. Vallone

President and Chief Executive Officer

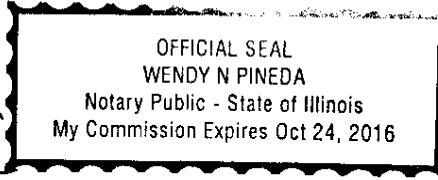
# UNOFFICIAL COPY

**Judicial Sale Deed**

Property Address: 9933 S. LOWE AVENUE, CHICAGO, IL 60628

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  
14th day of September, 2016



*[Handwritten Signature]*  
\_\_\_\_\_  
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 \_\_\_\_\_ Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

9-27-16 *[Signature]* Daniel Walters  
Date Buyer, Seller or Representative 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 09 CH 006495.

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		23-Sep-2016
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

Grantee's Name and Address and mail tax bills to:  
CITIZENS BANK, N.A.  
3476 Stateview Blvd.  
Ft. Mill, SC, 29715

25-09-303-043-0000 | 20160901661430 | 2-140-120-896  
\* Total does not include any applicable penalty or interest due.

Contact Name and Address:

Contact: Drew Hohensee  
Address: 1 Home Campus  
Des Moines, IA 50328  
Telephone: 414-214-9270  
Email: codeviolations@wellsfargo.com

REAL ESTATE TRANSFER TAX		28-Sep-2016
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00

25-09-303-043-0000 | 20160901661430 | 2-103-720-768

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. 14-09-03090

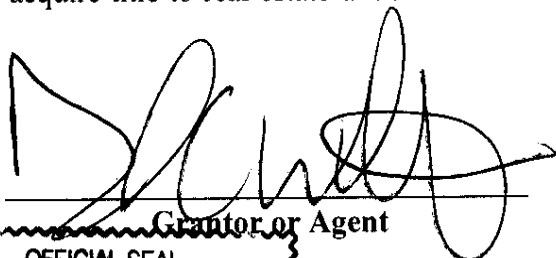
# UNOFFICIAL COPY

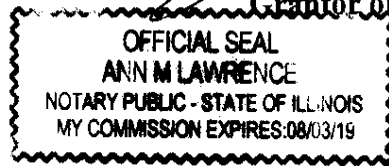
File # 14-09-03090

## STATEMENT BY GRANTOR AND GRANTEE

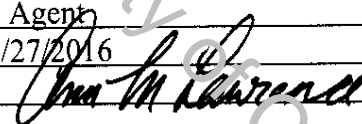
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 September 27, 2016

Signature:   
Grantor or Agent

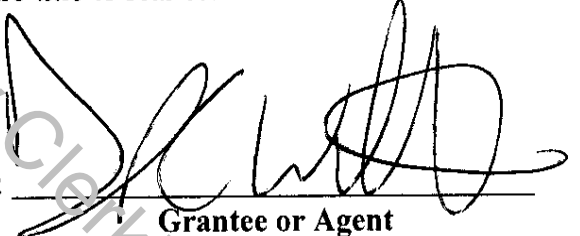


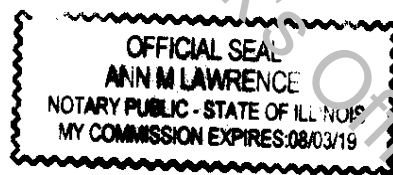
Daniel Walters  
ARDC# 6270792

Subscribed and sworn to before me  
By the said Agent  
Date 9/27/2016  
Notary Public 

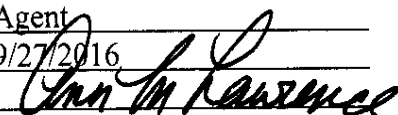
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 27, 2016

Signature:   
Grantee or Agent



Daniel Walters  
ARDC# 6270792

Subscribed and sworn to before me  
By the said Agent  
Date 9/27/2016  
Notary Public 

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.)