

# UNOFFICIAL COPY



\*16294290750\*

## JUDICIAL SALE DEED

Doc# 1629429075 Fee \$42.00

RHSP FEE: \$9.00 PRF FEE \$1.00

AFFIDAVIT FEE: \$2.00

KAREN H. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2016 12:41 PM PG: 1 OF 3

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 29, 2016, in Case No. 15 CH 010296, entitled HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN

TRUST 2006-D, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-D vs. GODDESS M. ZENO, 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 August 8, 2016, does hereby grant, transfer, and convey to **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-D, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-D** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 46 AND THE SOUTH 1/2 OF LOT 47 IN BLOCK 2 IN THE 79TH STREET ADDITION TO CHELTENHAM BEACH, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH EASTERLY OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD COUNTY, IN COOK COUNTY, ILLINOIS.**


Commonly known as 7940 S. KINGSTON AVENUE, CHICAGO, IL 60617

Property Index No. 21-31-102-023-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 4th day of October, 2016.

The Judicial Sales Corporation

**BOX 70**

By: 

Codilis & Associates, P.C.

Nancy R. Vallone  
President and Chief Executive Officer

CRD REVIEW 

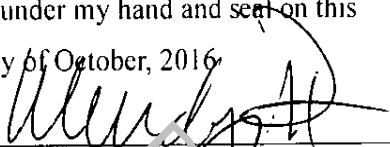
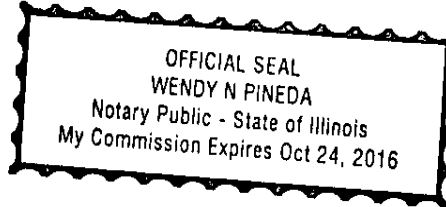
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Judicial Sale Deed

Property Address: 7940 S. KINGSTON AVENUE, CHICAGO, IL 60617

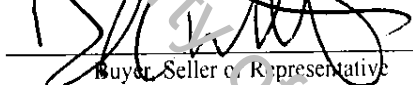
State of IL, County of COOK ss, I, Wendy N Pineda, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as 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  
4th day of October, 2016

  
\_\_\_\_\_  
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 3, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

10-18-16 Date  
 Daniel Walters  
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 15 CH 010296.

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:  
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-D, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-D  
P.O. Box 24737  
West Palm Beach, FL 33416-4737

Contact Name and Address:

Contact: OCWEN LOAN SERVICING, LLC- SHARON ROBINSON  
Address: PO BOX 785061  
ORLANDO, FL 32878-5061  
Telephone: 800-390-4656  
Email: Property.Preservation@ocwenl.com



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. 14-15-08271

REAL ESTATE TRANSFER TAX		13-Oct-2016
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

21-31-102-023-0000 | 20161001668485 | 0-940-005-184

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

REAL ESTATE TRANSFER TAX		20-Oct-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

21-31-102-023-0000 | 20161001668485 | 0-327-331-648

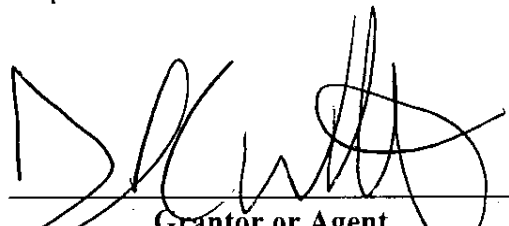
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File # 14-15-08271

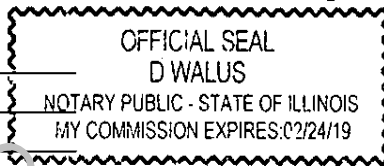
## STATEMENT BY GRANTOR AND GRANTEE

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 October 18, 2016

Signature:   
Grantor or Agent

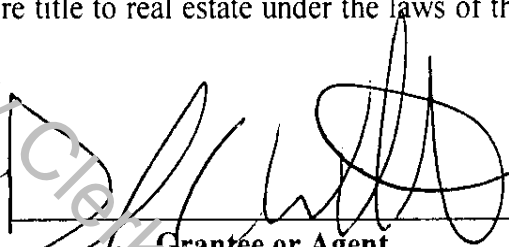
Subscribed and sworn to before me  
By the said Agent  
Date 10/18/2016  
Notary Public 




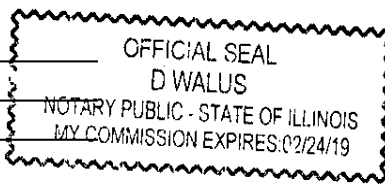
Daniel Walters  
ARDC# 6270792

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 October 18, 2016

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 10/18/2016  
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.)