

UNOFFICIAL COPY

U.S. BANK TRUST NATIONAL
ASSOCIATION AS TRUSTEE OF
AMERICAN HOMEOWNER
PRESERVATION TRUST SERIES 2014B

Plaintiff,

vs.

WILLIAM P. BUTCHER, NOT
INDIVIDUALLY BUT, AS SPECIAL
REPRESENTATIVE OF OTIS SMITH,
UNKNOWN HEIRS and LEGATEES OF
OTIS SMITH, COASTAL BANC SAVINGS
ASSOCIATION, n/k/a CAPITAL ONE
NATIONAL ASSOCIATION, GENERAL
FINANCE CORPORATION, UNKNOWN
OWNERS and NON-RECORD
CLAIMANTS,

Defendants.

JUDICIAL SALE

CASE # 16 CH 7867



Doc# 1703329053 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/02/2017 12:14 PM PG: 1 OF 4

JUDICIAL SALES DEED

The Grantor, The Judicial Sales Corporation, an Illinois Corporation pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois, on September 9, 2016, in Case No. 16 CH 7867, entitled U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2014B v. WILLIAM P. BUTCHER, NOT INDIVIDUALLY BUT, AS SPECIAL REPRESENTATIVE OF OTIS SMITH, *et al.*, and pursuant to which the land hereinafter described was sold at public sale, pursuant to notice given in compliance with 735 ILCS 5/15-1507(c), by said Grantor on December 12, 2016, from which sale no redemption has been made as provided by statute, hereby CONVEYS to **U.S. Bank Trust National Association, as Trustee of American Homeowner Preservation Trust Series 2014B**, the holder of the Certificate of Sale, the following described real estate situated in the County of Cook, in the State of Illinois, to have and hold forever:

R
CORD REVIEW

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Legal Description:

LOT 20 IN BLOCK 4 IN HARVEY B. HURD'S ADDITION TO WEST PULLMAN, BEING A SUBDIVISION OF LOTS 4 AND 5 IN ANDREW'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-28-304-018-000

Common address: 12337 South Wallace Street, Chicago, Illinois 60628

DATED THIS DATE: January 13, 2017

The Judicial Sales Corporation

By *Nancy R. Vallone*
Nancy R. Vallone, President and
Chief Executive Officer

TAX EXEMPT PURSUANT TO PARAGRAPH L, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT

1-13-17
Date

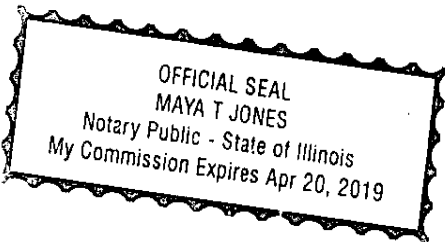
Nancy R. Vallone
Agent

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said county, in the state of aforesaid, do hereby state 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/CEO she signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as her free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal,
this 13 day of January, 2017

Commission expires April 20, 2019



Maya T. Jones
Notary Public

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THIS INSTRUMENT PREPARED BY
AND MAIL TO:

Scott J. Fandre
KRIEG DEVAULT LLP
30 N. LaSalle Street, Suite 2800
Chicago, IL 60602



GRANTEE'S CONTACT/SEND TAX BILLS
TO:

American Homeowner Preservation, LLC
Attention: Jorge Newbery
809 S. Wabash Avenue, Suite 606
Chicago, Illinois 60605

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-28-304-018-0000 | 20170201608578 | 2-127-725-248
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-28-304-018-0000 | 20170201608578 | 1-828-291-264

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STATEMENT BY GRANTOR AND GRANTEE

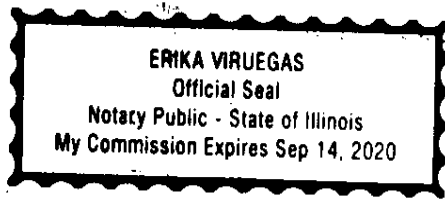
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January 13, 2017

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me this 13th day of January, 2017.

[Handwritten Signature]
Notary Public



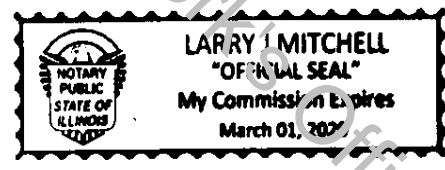
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 17, 2017

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me this 17 day of January, 2017.

[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a 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).