



17047151550

Doc# 1704715155 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/16/2017 02:06 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 January 27, 2014, in Case No. 13 CH 022891, entitled WELLS FARGO BANK, N.A. vs. TROY BROWN A/K/A TROY L. BROWN, 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 14, 2014, does hereby grant, transfer, and convey to **WELLS FARGO 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 31 IN BLOCK 30 IN SOUTHFIELD, BEING A SUBDIVISION OF BLOCKS 17, 18, 19, 22, 23, 24, 25, 27, 28, 29, 30, 31 AND 32 IN JAMES STINSON'S SUBDIVISION OF THE EAST GRAND CROSSING IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7835 S. CONSTANCE AVENUE, CHICAGO, IL 60649

Property Index No. 20-25-329-011

Grantor has caused its name to be signed to those present by its President and CEO on this 27th day of January, 2017.

The Judicial Sales Corporation

BOX 70

Codilis & Associates, P.C.

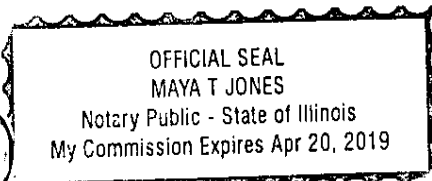
By:

Nancy R. Vallone
Nancy R. Vallone
President and Chief Executive Officer

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
27th day of January, 2017

Maya T Jones
Notary Public



CCRD REVIEWER *RW*

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

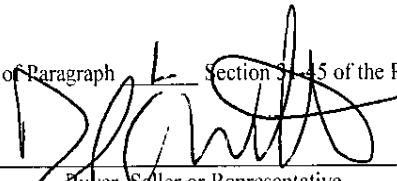
UNOFFICIAL COPY

Judicial Sale Deed

Property Address: 7835 S. CONSTANCE AVENUE, CHICAGO, IL 60649

Exempt under provision of Paragraph 1 Section 1 45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

1-31-17
Date


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 13 CH 022891.



Grantor's Name and Address:
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-1650
(312)236-SALE

Grantee's Name and Address and mail tax bills to:
WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FT. MILL, SC, 29715

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		08-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-25-329-011-0000 20170201609895 0-624-001-728		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-25-329-011-0000 20170201609895 1-719-505-600		

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. 14-13-23307

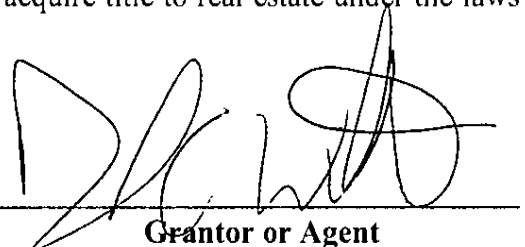
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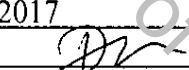
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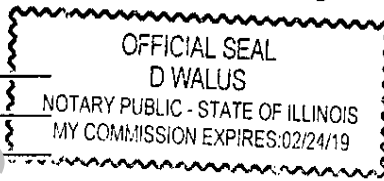
STATEMENT BY GRANTOR AND GRANTEE

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 January 31, 2017

Signature: 
Grantor or Agent

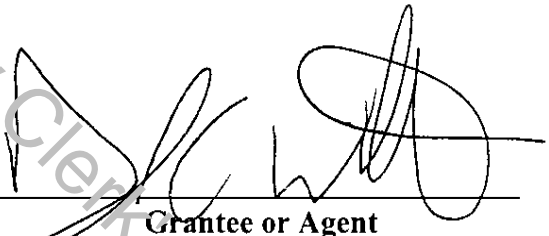
Subscribed and sworn to before me
By the said Agent
Date 1/31/2017
Notary Public 

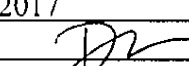


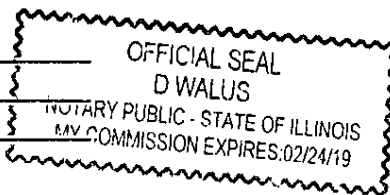
Daniel Walters
ARDC# 6270792

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 January 31, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 1/31/2017
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.)