



Doc# 1705415110 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2017 01:28 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 May 17, 2016, in Case No. 16 CH 002120, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. NIKOLA S. WILLIAMS, 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 December 21, 2016, does hereby grant, transfer, and convey to **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 7 IN BEEMSTERBOER'S SUBDIVISION OF LOT 12, (EXCEPT FOR THE NORTH 132 FEET THEREOF) AND (EXCEPT FOR THE WEST 157 FEET THEREOF) AND THE EAST 16 FEET OF THE NORTH 132 FEET OF THE WEST 173 FEET OF SAID LOT 12 (EXCEPT THE EAST 1 FOOT OF THE SOUTH 48 FEET THEREOF) IN ANDREWS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND SOUTHEAST FRACTIONAL 1/4 OF SECTION 28 NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 12538 S. WENTWORTH AVENUE, CHICAGO, IL 60628

Property Index No. 25-28-435-007-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 30th 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

*Bm*

# UNOFFICIAL COPY

Judicial Sale Deed

Property Address: 12538 S. WENTWORTH AVENUE, CHICAGO, IL 60628

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  
30th day of January, 2017



*Maya T Jones*  
\_\_\_\_\_  
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 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2-1-17  
Date

*Robert Spickerman*  
\_\_\_\_\_  
Buyer, Seller or Representative

**Robert Spickerman**  
ARDC# 6298715

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 16 CH 002120.

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:  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
Columbus, OH, 43219

Contact Name and Address:

Contact: **STEPHEN ORR FOR VIOLATIONS**  
[Stephen.b.orr@chase.com](mailto:Stephen.b.orr@chase.com)  
614-759-5450  
**JACK EVANS FOR PROPERTY PRESERVATION/ MAINTENANCE**  
[JACK.EVANS@chase.com](mailto:JACK.EVANS@chase.com)  
614-759-5853  
Address: 825 TECH CENTER DRIVE, FLOOR 02  
GAHANNA, OH 43230

REAL ESTATE TRANSFER TAX		14-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-28-435-007-0000   20170201611126   0-934-023-872		
* Total does not include any applicable penalty or interest due.		

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. 14-16-01740

REAL ESTATE TRANSFER TAX		23-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-28-435-007-0000   20170201611126   1-767-862-976		

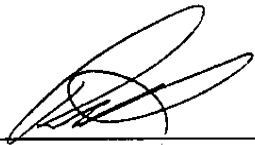
# UNOFFICIAL COPY


File # 14-16-01740

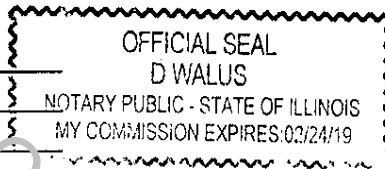
## STATEMENT BY GRANTOR AND GRANTEE

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 February 1, 2017

Signature:   
Grantor or Agent

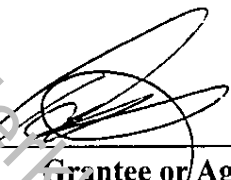
Subscribed and sworn to before me  
By the said Agent  
Date 2/1/2017  
Notary Public 

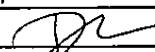


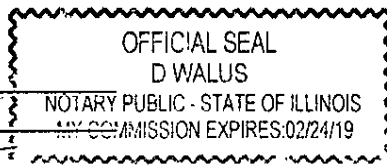
Robert Spickerman  
ARDC# 6298715

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 February 1, 2017

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 2/1/2017  
Notary Public 



Robert Spickerman  
ARDC# 6298715

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.)