

UNOFFICIAL COPY

16-00898

JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on August 22, 2016 in Case No. 16 CH 5128 entitled CitiMortgage vs. Harris and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 23, 2016, does hereby grant, transfer and convey to CITIMORTGAGE, INC. the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

UNIT 1A IN FRANCESCA MANOR CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 26, 27 AND THE SOUTH 17 FEET OF LOT 28 IN BLOCK 9 IN KIRCHMAN AND JEDLANS WESTERN AGENCY AND LOAN CORPORATION SUBDIVISION OF LOTS 5 AND 6 IN THE CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 1923 AS DOCUMENT 8102062, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 31, 1997 AS DOCUMENT NO. 97217015; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. P.I.N. 16-30-320-045-1001. Commonly known as 3017 HARLEM AVE., APT #1A, BERWYN, IL 60402.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary this January 27, 2017.

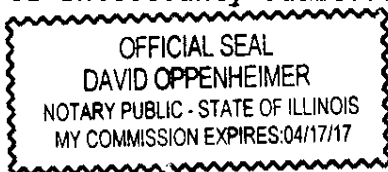
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on January 27, 2017 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



Notary Public

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 1 OF THE BERWYN CITY CODE SEC 888.06 AS A REAL ESTATE TRANSACTION  
DATE 2-21-17 TELLER JK

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.  
Exempt from real estate transfer tax under 35 ILCS 200/31-45(1).

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

2/10/17  
Date

Buyer, Seller or Representative

Timothy R. Yueill

## RETURN TO:

Ira T. Nevel  
The Law Offices of Ira T. Nevel, LLC  
Attorney No. 18837  
175 N. Franklin St. Suite 201  
Chicago, IL 60606  
(312) 357-1125

## GRANTEE AND TAXES TO:

CitiMortgage, Inc.  
1000 Technology Dr.  
O'Fallon, MO 63368

## CONTACT INFORMATION:

CitiMortgage, Inc.  
c/o Julie Kohn  
1000 Technology Dr. MS. 314  
O'Fallon, MO 63368  
877-245-2514

REAL ESTATE TRANSFER TAX		03-Mar-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

16-30-320-045-1001 | 20170201617864 | 0-027-75-616

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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 2/6, 2017



Signature: \_\_\_\_\_

**Grantor or Agent**

Timothy R. Yueill

Subscribed and sworn to before me

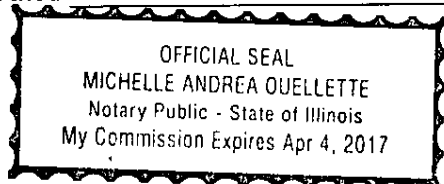
By the said Michelle Andrea Ouellette

This 6, day of February, 2017

Notary Public Michelle Andrea Ouellette

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 2/6, 2017



Signature: \_\_\_\_\_

**Grantor or Agent**

Timothy R. Yueill

Subscribed and sworn to before me

By the said Michelle Andrea Ouellette

This 6, day of February, 2017

Notary Public Michelle Andrea Ouellette

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 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.)