

# UNOFFICIAL COPY

## 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 July 19, 2016, in Case No. 10 CH 021531, entitled HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-B,

MORTGAGE-BACKED CERTIFICATES, SERIES 2006-B vs. OSCAR SALGADO A/K/A OSCAR I. SALGADO, 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 February 1, 2017, does hereby grant, transfer, and convey to **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-B, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-B** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 3 IN BLOCK 14 IN JACKSON PARK HIGHLANDS A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7010 S. BENNETT AVENUE, CHICAGO, IL 60649

Property Index No. 20-24-327-014

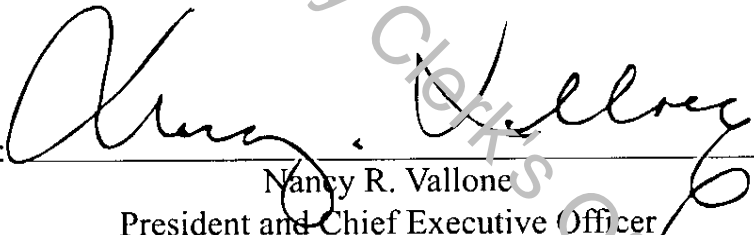
Grantor has caused its name to be signed to those present by its President and CEO on this 15th day of March, 2017.

The Judicial Sales Corporation

**BOX 70**

Codilis & Associates, P.C.

By:

  
Nancy R. Vallone  
President and Chief Executive Officer



\*1708944056D\*

Doc# 1708944056 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2017 01:22 PM PG: 1 OF 3

# UNOFFICIAL COPY

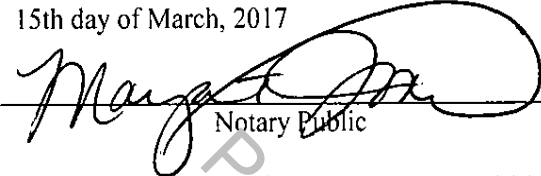
Judicial Sale Deed

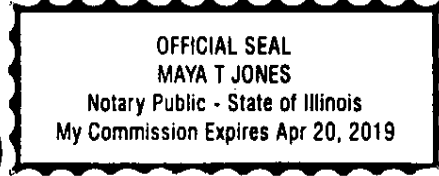
Property Address: 7010 S. BENNETT AVENUE, CHICAGO, IL 60649

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

15th day of March, 2017

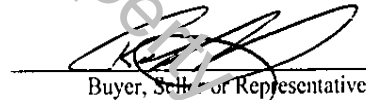
  
Notary Public



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   L   Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3/12/17  
Date

  
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 10 CH 021531.

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-B, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-B  
P.O. BOX 24737  
West Palm Beach, FL, 33416-4737

Contact Name and Address:

Contact: SHARON ROBINSON - OCWEN LOAN SERVICING, LLC  
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. 14-13-28460

REAL ESTATE TRANSFER TAX		24-Mar-2017
CHICAGO:		0.00
CTA:		0.00
<b>TOTAL:</b>		<b>0.00 *</b>

20-24-327-014-0000 | 20170301628118 | 1-440-106-176

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

REAL ESTATE TRANSFER TAX		30-Mar-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

20-24-327-014-0000 | 20170301628118 | 1-439-901-376


# UNOFFICIAL COPY

File # 14-13-28460

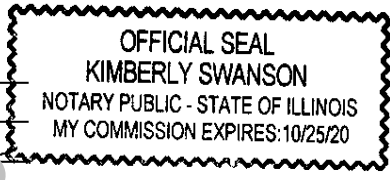
## STATEMENT BY GRANTOR AND GRANTEE

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 March 17, 2017

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 3/17/2017  
Notary Public Kimberly Swanson



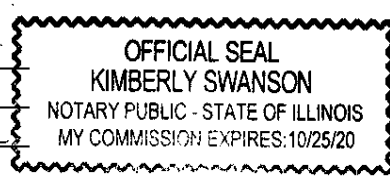
Robert Spickerman  
ARDC# 6298715

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 March 17, 2017

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 3/17/2017  
Notary Public Kimberly Swanson



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.)