



Doc# 1711015141 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2017 01:43 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 6, 2017, in Case No. 16 CH 007816, entitled BSI FINANCIAL SERVICES vs. SIGNATURE DEVELOPERS, LLC, 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 21, 2017, does hereby grant, transfer, and convey to **TD REO FUND, LLC, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 4053-2 IN THE 4051-4059 SOUTH CALUMET AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 24, 25, 26, AND 27 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF TAKEN FOR GRAND BOULEVARD), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 18, 2005 AS DOCUMENT 051380346, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 4053 S. CALUMET AVENUE UNIT #2, CHICAGO, IL 60653
Property Index No. 20-03-111-036-1010

Grantor has caused its name to be signed to those present by its President and CEO on this 5th day of April, 2017.

BOX 70

The Judicial Sales Corporation

Codilis & Associates, P.C. By:

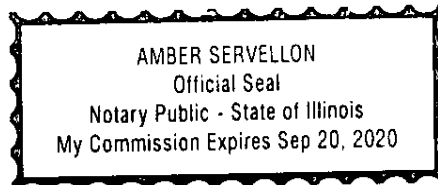
Nancy R. Vallone

President and Chief Executive Officer

State of IL, County of COOK ss, I, Amber Servellon, 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

5th day of April, 2017

Notary Public

Box

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: 4053 S. CALUMET AVENUE UNIT #2, CHICAGO, IL 60653

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).4/6/17
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 16 CH 007816.

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:**TD REO FUND, LLC, by assignment
314 S. Franklin St.
Titusville, PA, 16354**Contact Name and Address:**Contact: STEPHEN TAYLOR- ASSET MANAGER
Address: 7201 WISCONSIN AVE. SUITE 725-A
Bethesda, MD 20814
Telephone Direct: 410-878-7006
Telephone: 866-581-4498 x 7148
Fax: 240-306-2633**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. 14-16-00221

REAL ESTATE TRANSFER TAX		14-Apr-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

20-03-111-036-1010 | 20170401638682 | 1-260-385-98*

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

REAL ESTATE TRANSFER TAX		20-Apr-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-03-111-036-1010 | 20170401638682 | 0-875-882-176


UNOFFICIAL COPY

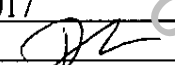
File # 14-16-00221

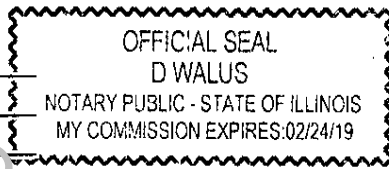
STATEMENT BY GRANTOR AND GRANTEE

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 April 6, 2017

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 4/6/2017
Notary Public 




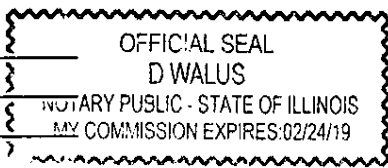
Robert Spickerman
ARDC# 6298715

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 April 6, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 4/6/2017
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.)