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Doc# 1714519045 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/25/2017 01:41 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 December 20, 2016, in Case No. 16 CH 009140, entitled CITIFINANCIAL SERVICING LLC vs.

DIANA L. WARREN A/K/A DIANA

WARREN KING, 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 March 22, 2017, does hereby grant, transfer, and convey to **CITIFINANCIAL SERVICING LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 34 AND THE WEST 1/2 OF LOT 25 IN BLOCK 2 IN THE FIRST ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST 775.5 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PART OCCUPIED BY THE CHICAGO AND WESTERN INDIANA RAILROAD) IN COOK COUNTY, ILLINOIS. PIN # 25-21-207-025-0000

Commonly known as 52 W. 112TH STREET, CHICAGO, IL 60628

Property Index No. 25-21-207-025-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 8th day of May, 2017.

The Judicial Sales Corporation

BOX 70

Codilis & Associates, P.C. By:

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

8th day of May, 2017

Notary Public

OFFICIAL SEAL
MAYA T JONES
Notary Public - State of Illinois
My Commission Expires Apr 20, 2019

UNOFFICIAL COPY**Judicial Sale Deed**

Property Address: 52 W. 112TH STREET, CHICAGO, IL 60628

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).**Michelle R. Ratledge****ARDC # 6281560**5-10-17
DateMichelle R. Ratledge
Buyer, Seller or Representative

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 009140.

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE**REAL ESTATE TRANSFER TAX**

18-May-2017

**CHICAGO:** 0.00**CTA:** 0.00**TOTAL:** 0.00 *

25-21-207-025-0000 | 20170501657081 | 1-578-553-792

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

Grantee's Name and Address and mail tax bills to:

CITIFINANCIAL SERVICING LLC
1000 TECHNOLOGY DRIVE
O'Fallon, MO, 63368

Contact Name and Address:

Contact: **JULIE KOHN**Address: **1000 TECHNOLOGY DRIVE, MAIL STATION 100**
O'Fallon, MO 63368-2240Telephone: **877-245-2514 Option 3**

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. 14-16-08510**REAL ESTATE TRANSFER TAX**

25-May-2017

**COUNTY:** 0.00**ILLINOIS:** 0.00**TOTAL:** 0.00

25-21-207-025-0000

20170501657081 | 1-053-444-800

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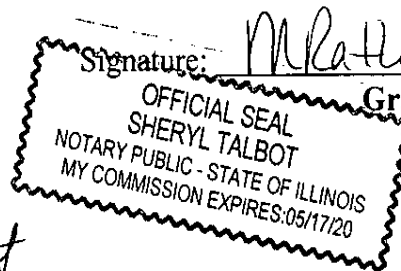
File # 14-16-08510

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 May 10, 2017

Subscribed and sworn to before me

By the said AgentDate 5/10/2017Notary Public Sheryl TalbotSignature: Michelle R. Ratledge
Grantor or AgentMichelle R. Ratledge
ARDC # 6281560

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 May 10, 2017

Subscribed and sworn to before me

By the said AgentDate 5/10/2017Notary Public Sheryl TalbotSignature: Michelle R. Ratledge
Grantee or AgentMichelle R. Ratledge
ARDC # 6281560

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.)