

UNOFFICIAL COPY



1715206164D

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 15, 2016, in Case No. 15 CH 004652, entitled BSI FINANCIAL SERVICES vs. OMEGA TITLE AGENCY INC., et al, and pursuant to which the

Doc# 1715206164 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/01/2017 01:16 PM PG: 1 OF 3

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 17, 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 1N THE SOUTH MERRILL CONDOMINIUM, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 21 AND 22 IN BLOCK 1 IN AHERN'S 83RD STREET SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 24, 2009 AS DOCUMENT NO. 0920539009, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 8159 S. MERRILL AVENUE UNIT #1N, CHICAGO, IL 60617

Property Index No. 20-36-219-048-1001

Grantor has caused its name to be signed to those present by its President and CEO on this 12th day of May, 2017.

The Judicial Sales Corporation

BOX 70

Codilis & Associates, P.C.

By: 

Nancy R. Vallone
President and Chief Executive Officer

CCRD REVIEW 

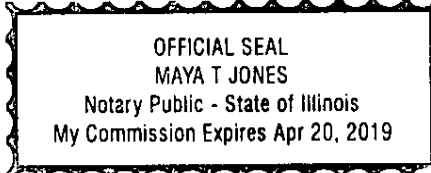
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Judicial Sale Deed

Property Address: 8159 S. MERRILL AVENUE UNIT #1N, CHICAGO, IL 60617

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
12th day of May, 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 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5-16-17
Date

[Signature]

Buyer, Seller or Representative

Daniel Walters
ARDC# 6270792

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 15 CH 004652.

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 | 26-May-2017 |
|--------------------------|---------------|
| | CHICAGO: 0.00 |
| | CTA: 0.00 |
| | TOTAL: 0.00 * |

Grantee's Name and Address and mail tax bills to:
TD REO FUND, LLC., by assignment
314 S. FRANKLIN STREET
Titusville, PA, 16354

20-36-219-048-1001 | 20170501661314 | 0-301-427-136
* Total does not include any applicable penalty or interest due.

Contact Name and Address:

Contact: STEPHEN TAYLOR- ASSET MANAGER
Address: 7201 WISCONSIN AVE. SUITE 725-A
Bethesda, MD 20814
Telephone: 866-581-4498 Ext. 7148
410-878-7006 - Direct
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. 14-15-17810

| REAL ESTATE TRANSFER TAX | 01-Jun-2017 |
|--------------------------|----------------|
| | COUNTY: 0.00 |
| | ILLINOIS: 0.00 |
| | TOTAL: 0.00 |

20-36-219-048-1001 | 20170501661314 | 1-026-634-176

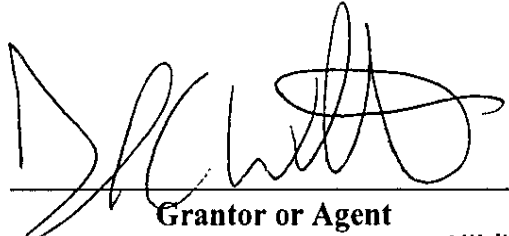
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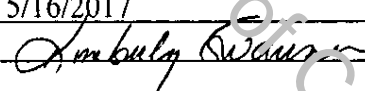
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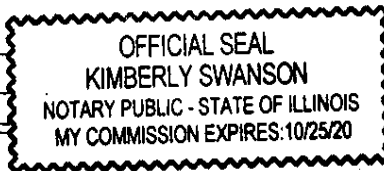
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed 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 16, 2017

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 5/16/2017
Notary Public 

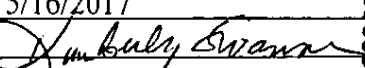


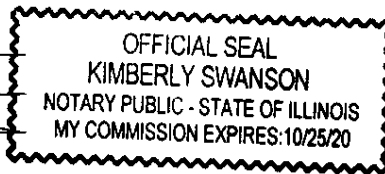
Daniel Walters
ARDC# 6270792

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 16, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 5/16/2017
Notary Public 



Daniel Walters
ARDC# 6270792

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.)