

UNOFFICIAL COPY

JUDICIAL SALE DEED



17306391020

Doc# 1730639102 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2017 01:44 PM PG: 1 OF 3

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 26, 2017, in Case No. 14 CH 14641, entitled TD REO FUND, LLC vs. GARY E. LONDON A/K/A GARY LONDON, 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 August 30, 2017, does hereby grant, transfer, and convey to **TD REO FUND, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT: LOT 33 IN BLOCK 1 IN WILLIAM A. DERBY'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Commonly known as 4038 W. MONROE ST, Chicago, IL 60624



Property Index No. 16-15-203-023-0000

Grantor has caused its name to be signed by its President and CEO on this 3rd day of October, 2017.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

REAL ESTATE TRANSFER TAX		02-Nov-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		02-Nov-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-15-203-023-0000 | 20171101647793 | 0-292-835-360

16-15-203-023-0000 | 20171101647793 | 0-733-700-128

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

JA

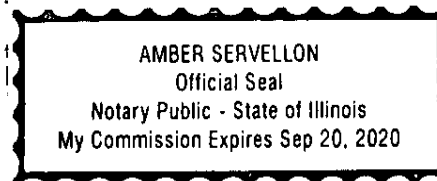
UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 4038 W. MONROE ST, Chicago, IL 60624

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

3rd day of October, 2017



[Handwritten Signature]
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 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

10/26/17

Date

[Handwritten Signature]

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 14 CH 14641.

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

23046 AVENIDA DE LA CARLOTA, Ste. 150

LAGUNA HILLS, CA 92653

949-916-8000

Contact Name and Address:

Contact: TD REO FUND, LLC

Address: 23046 AVENIDA DE LA CARLOTA, STE. 150

LAGUNA HILLS, CA 92653

Telephone: 949-916-8000

Mail To:

NOONAN & LIEBERMAN

105 W. ADAMS ST., SUITE 1800

Chicago, IL, 60603

(312) 431 1455

Att No. 38245

File No. 1836-26

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 10 | 26 | 2017

SIGNATURE: *Christina Putman*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

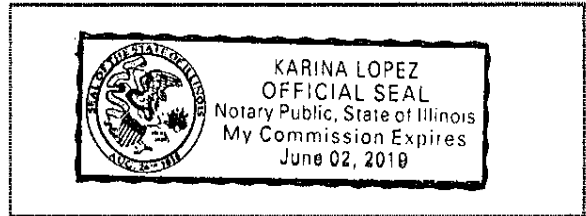
Subscribed and sworn to before me, Name of Notary Public: Karina Lopez

By the said (Name of Grantor): Christina Putman

On this date of: 10 | 26 | 2017

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 10 | 26 | 2017

SIGNATURE: *Christina Putman*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

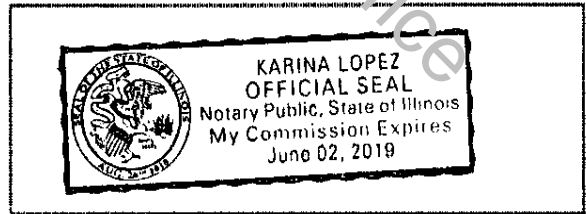
Subscribed and sworn to before me, Name of Notary Public: Karina Lopez

By the said (Name of Grantee): Christina Putman

On this date of: 10 | 26 | 2017

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 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 Act: (35 ILCS 200/Art. 31)**