



\*17313290901\*

**JUDICIAL SALE DEED**

Doc# 1731329090 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2017 01:11 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 May 3, 2017, in Case No. 16 CH 016782, entitled DRAPER AND KRAMER MORTGAGE CORP. vs. DANIEL C. CRUZ, 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 September 11, 2017, does hereby grant, transfer, and convey to **DRAPER AND KRAMER MORTGAGE CORP.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 3 IN THE 2305 N. AUSTIN CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 1/2 OF LOT "A" IN BLOCK 4 IN HANSON'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF GRAND AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1914 AS DOCUMENT NUMBER 5473944, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0726315088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

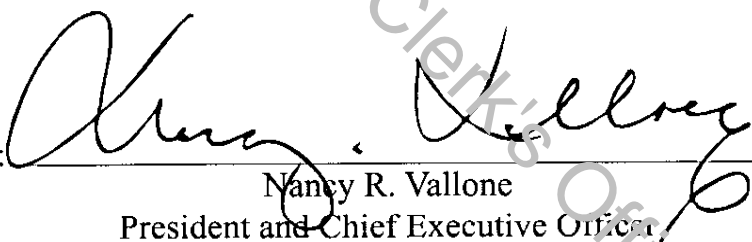
Commonly known as 2305 N. AUSTIN AVENUE UNIT 3, CHICAGO, IL 60639

Property Index No. 13-32-200-057-1003

Grantor has caused its name to be signed to those present by its President and CEO on this 27th day of October, 2017.

**BOX 70**  
Codilis & Associates, P.C.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
President and Chief Executive Officer

JA

# UNOFFICIAL COPY

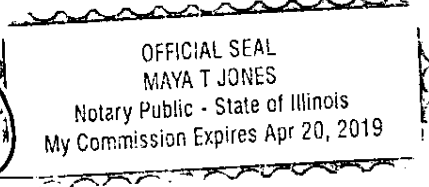
## JUDICIAL SALE DEED

Property Address: 2305 N. AUSTIN AVENUE UNIT 3, CHICAGO, IL 60639

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  
27th day of October, 2017

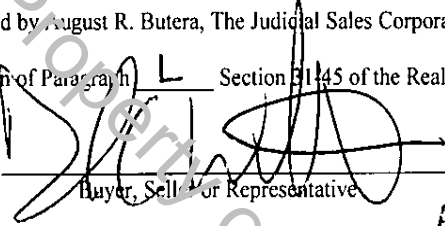
  
Notary Public



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).

10-30-17  
Date


  
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 16 CH 016782.

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		06-Nov-2017
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *



Grantee's Name and Address and mail tax bills to:  
DRAPER AND KRAMER MORTGAGE CORP.  
5016 PARKWAY PLAZA BLVD, SUITE 200  
Charlotte, NC, 28217

13-32-200-057-1003 | 20171101648911 | 2-047-096-768

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

Contact Name and Address:

Contact: MICHAEL OLSZEWSKI  
AREA WIDE REALTY & MORTGAGE  
Address: 2125 S. LARAMIE AVE  
CICERO, IL 60804  
Telephone: 708-656-3333

REAL ESTATE TRANSFER TAX		09-Nov-2017
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00

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. 14-16-15729

13-32-200-057-1003 | 20171101648911 | 1-360-580-640

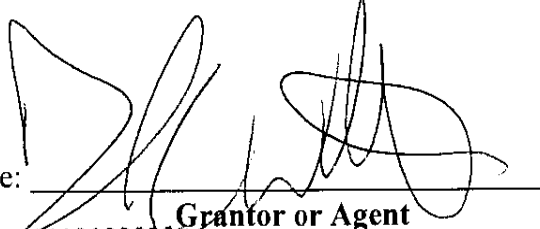
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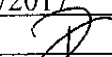
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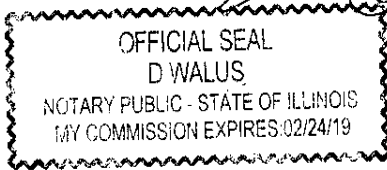
## STATEMENT BY GRANTOR AND GRANTEE

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 October 30, 2017

Signature:   
**Grantor or Agent**

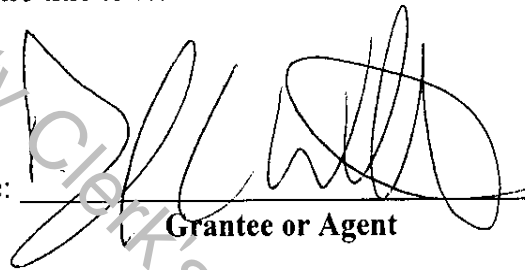
Subscribed and sworn to before me  
By the said Agent  
Date 10/30/2017  
Notary Public 

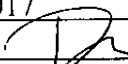


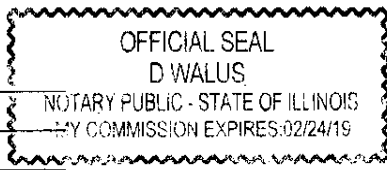
Daniel Walters  
ARDC# 6270792

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 October 30, 2017

Signature:   
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
Date 10/30/2017  
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.)