

UNOFFICIAL COPY

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 September 18, 2017, in Case No. 17 CH 08029, entitled AMERICAN ADVISORS GROUP vs. CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TO

COLE TAYLOR BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 12TH, 1977 AND KNOWN AS TRUST NUMBER 77114, 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 January 10, 2018, does hereby grant, transfer, and convey to **AMERICAN ADVISORS GROUP** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

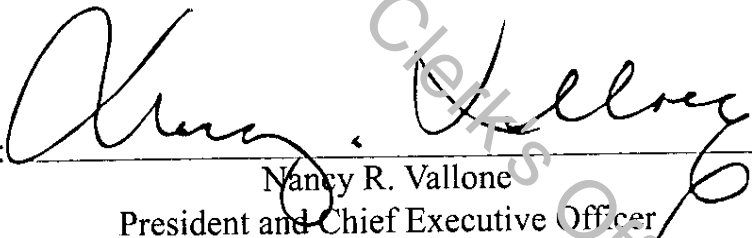
LOT 25 IN BLOCK 2 IN E. GALVIN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7 TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


Commonly known as 1644 W. GARFIELD BLVD, CHICAGO, IL 60609



Property Index No. 20-07-430-042-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 31st day of January, 2018.

The Judicial Sales Corporation

By: 
 Nancy R. Vallone
 President and Chief Executive Officer

REAL ESTATE TRANSFER TAX	02-Mar-2018
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	02-Mar-2018
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

20-07-430-042-0000 | 20180201609349 | 1-434-002-976

20-07-430-042-0000 | 20180201609349 | 0-400-169-504

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

JA

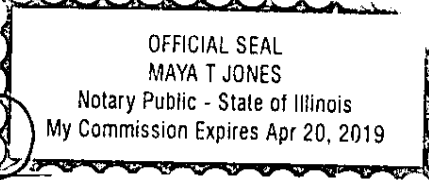
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JUDICIAL SALE DEED

Property Address: 1644 W. GARFIELD BLVD, CHICAGO, IL 60609

State of IL, County of COOK ss, I, Maya 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
31st day of January, 2018



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 2 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2/1/18
Date

Buyer, Seller or Representative **Falq Mihar**

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 17 CH 08029.

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:
AMERICAN ADVISORS GROUP
3900 CAPITAL CITY BLVD
Lansing, MI, 48906

Contact Name and Address:

Contact: STACIE GARCIA, CELINK
Address: 3900 CAPITOL CITY BLVD.
LANSING, MI 48906
Telephone: 866-654-0020

Mail To:

James A. Coale
HEAVNER, BEYERS & MIHLAR, LLC
111 East Main Street
DECATUR, IL, 62523
(217) 422 1719
Att No. 40387
File No. 2120-13712

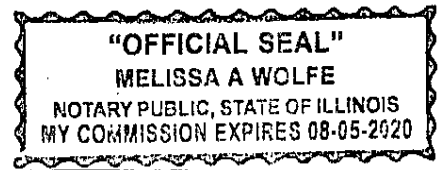
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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 2-28, 2018 Signature: Darlene VanDeveer
Grantor or Agent

Subscribed and sworn to before
Me by the said Darlene VanDeveer
this 28 day of February,
2018

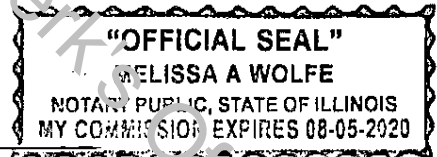


NOTARY PUBLIC Melissa A. Wolfe

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 2-28, 2018 Signature: Darlene VanDeveer
Grantee or Agent

Subscribed and sworn to before
Me by the said Darlene VanDeveer
This 28 day of February,
2018



NOTARY PUBLIC Melissa A. Wolfe

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.)

17CH 08029