

UNOFFICIAL COPY



1807429036

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 October 25, 2017, in Case No. 17 CH 5720, entitled PHH MORTGAGE CORPORATION vs. JOEL E. DENBOW A/K/A JOEL DENBOW, et al, and pursuant

Doc# 1807429036 Fee \$44.00

RHSP FEE: \$3.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2018 10:39 AM PG: 1 OF 4

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 26, 2018, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 13 IN BLOCK 18 IN DIXMOOR, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTHEASTERLY ALONG CENTER LINE OF DIXIE HIGHWAY PRODUCED TO A POINT WHERE SAID CENTER LINE INTERSECTS THE WESTERLY LINE OF ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT-OF-WAY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY LINE OF SAID RIGHT-OF-WAY TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 9675674, ALSO THE SOUTHERLY 1/2 OF LOT 14 THAT IS DIVIDED BY MEANS OF A STRAIGHT LINE FROM THE POINT OF EASTERLY DIMENSION, BEING THE STREET FRONTAGE LINE KNOWN AS SYCAMORE DRIVE, TO THE MIDDLE POINT OF THE WESTERLY DIMENSION BEING THE REAR LINE OF THE LOT IN BLOCK 18 IN DIXMOOR, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED AS DOCUMENT 9375674 IN COOK COUNTY, ILLINOIS.

Commonly known as 17556 SYCAMORE DRIVE, Homewood, IL 60420

Property Index No. 29-31-111-021-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 8th day of March, 2018.

The Judicial Sales Corporation

By:

Nancy R. Vallone
President and Chief Executive Officer

Bm

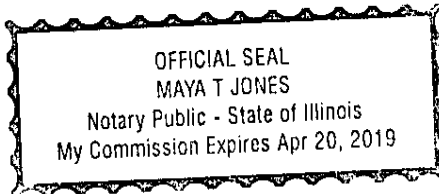
UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 17556 SYCAMORE DRIVE, Homewood, IL 60430

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 March, 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 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3/9/2018
Date

Hina Lakhani

Buyer, Seller or Representative Foreclosure Specialist

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 5720.

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:
FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment
14221 DALLAS PARKWAY, SUITE 1000, INTERNATIONAL PLAZA II
Dallas, TX, 75254

Contact Name and Address:

Contact: JOHN THIBAudeau
Address: 14221 Dallas Parkway, #1000 - International Plaza II
Dallas, TX 75254
Telephone: 800-732-6643

Mail To:

SHAPIRO KREISMAN & ASSOCIATES, LLC
2121 WAUKEGAN RD., SUITE 301
Bannockburn, IL, 60015
(847) 291 1717
Att No. 42168
File No. 17-082681

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Exhibit A

Information required by 735 ILCS 15-1509.5

Name of Grantee: Federal National Mortgage Association

Address of Grantee: 14221 Dallas Parkway, Suite 1000, International Plaza II, Dallas, TX 75254

Telephone Number: (800)-7FANNIE

Name of Contact Person for Grantee: John Thibaudeau

Address of Contact Person for Grantee: 14221 Dallas Parkway, Suite 1000
International Plaza II
Dallas, TX 75254

Contact Person Telephone Number: (800)-232-3643

Property of Cook County Clerk's Office

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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: March | 09 | 2018

SIGNATURE:  Nawasha Jackson
Foreclosure Specialist
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: _____

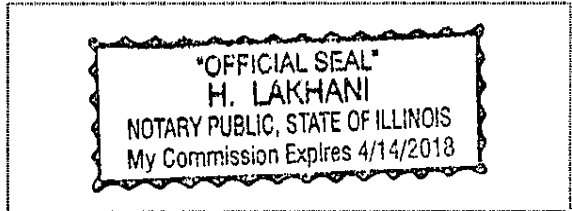
HINA LAKHANI

By the said (Name of Grantor): The Judicial Sales Corporation

AFFIX NOTARY STAMP BELOW

On this date of: March | 09 | 2018

NOTARY SIGNATURE: 



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: March | 09 | 2018

SIGNATURE:  Nawasha Jackson
Foreclosure Specialist
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: _____

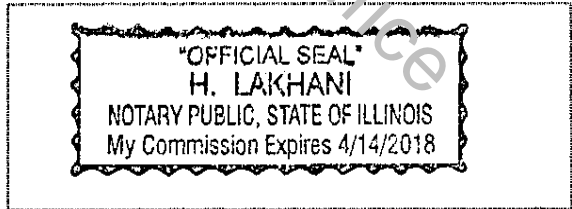
Hina Lakhani

By the said (Name of Grantee): Federal National Mortgage Association

AFFIX NOTARY STAMP BELOW

On this date of: March | 09 | 2018

NOTARY SIGNATURE: 



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)**)