

# UNOFFICIAL COPY

Doc#: 1810618067 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/16/2018 11:40 AM Pg: 1 of 3

Dec ID 20180401637699

City Stamp 2-027-737-376

## 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 12, 2017, in Case No. 17 CH 007815, entitled NATIONSTAR MORTGAGE LLC vs.

GLORIA D. MOORE, 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 8, 2018, does hereby grant, transfer, and convey to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 47 (EXCEPT THE SOUTH 12 FEET THEREOF) AND LOT 48 IN BLOCK 14 IN THE SECOND ADDITION TO WEST PULLMAN IN SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 12601 SOUTH EMERALD AVENUE, CHICAGO, IL 60628

Property Index No. 25-28-323-066

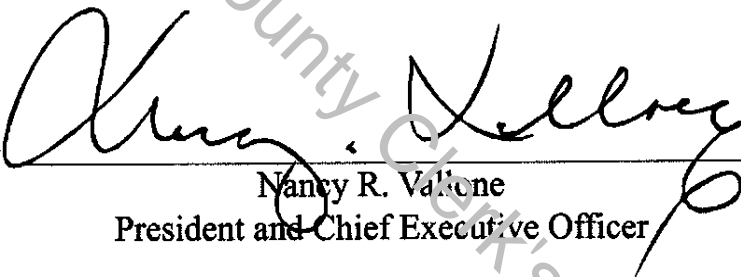
Grantor has caused its name to be signed to those present by its President and CEO on this 30th day of March, 2018.

The Judicial Sales Corporation

# BOX 70

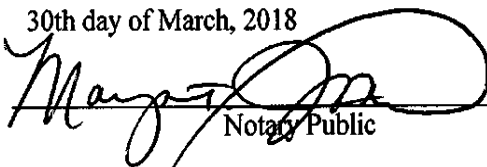
Codilis & Associates, P.C.

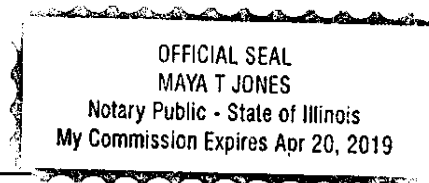
By:

  
Nancy R. Vallone  
President and Chief Executive Officer

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  
30th day of March, 2018

  
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

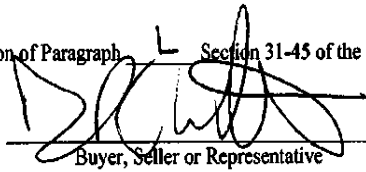
# UNOFFICIAL COPY

## JUDICIAL SALE DEED

Property Address: 12601 SOUTH EMERALD AVENUE, CHICAGO, IL 60628

Exempt under provision of Paragraph 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

4-3-18  
Date



Buyer, Seller or Representative

**Daniel C. 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 17 CH 007815.

**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:**

**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**  
8950 CYPRESS WATERS BLVD  
Coppell, TX, 75019

**Contact Name and Address:**

Contact: **JAMIE BURGESS C/O SAFEGUARD PROPERTIES**  
Address: **7887 HUB PARKWAY**  
**VALLEY VIEW, OH 44125**  
Telephone: **800-852-8306 Opt 6**

REAL ESTATE TRANSFER TAX		09-Apr-2018
	<b>CHICAGO:</b>	0.00
	<b>CTA:</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. 14-17-06082

25-28-323-066-0050 | 20180401637699 | 2-027-737-376

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

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File # 14-17-06082

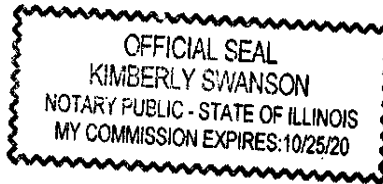
## STATEMENT BY GRANTOR AND GRANTEE

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 April 3, 2018

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 4/3/2018  
Notary Public Kimberly Swanson



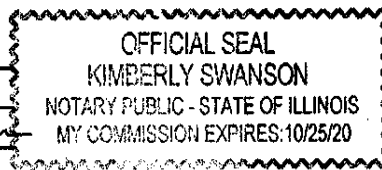
**Daniel C. Walters**  
**ARDC # 6270792**

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 April 3, 2018

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 4/3/2018  
Notary Public Kimberly Swanson



**Daniel C. 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.)