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18333180230

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 February 28, 2018, in Case No. 17 CH 13363, entitled CARRINGTON MORTGAGE SERVICES, LLC vs. CORDELL WATKINS, et al, and pursuant

Doc# 1833318023 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2018 11:38 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 May 30, 2018, does hereby grant, transfer, and convey to CARRINGTON MORTGAGE SERVICES, LLC the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

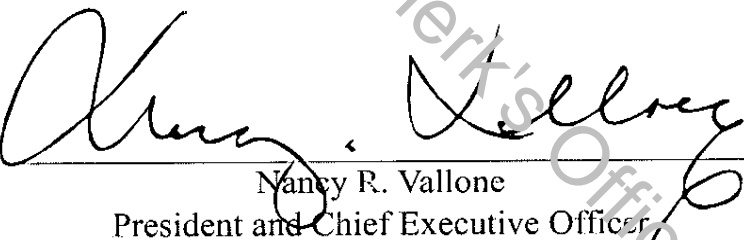
UNIT NUMBER 7610-1 IN THE 7608-10 CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 AND THE SOUTH 23 FEET OF LOT 2 IN BLOCK 5 IN SOUTH SHORE PARK SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0831134052; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.


Commonly known as 7610 SOUTH PHILLIPS AVENUE, UNIT 1S, Chicago, IL 60649

Property Index No. 21-30-307-026-1004

Grantor has caused its name to be signed to those present by its President and CEO on this 1st day of November, 2018.



The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer


REAL ESTATE TRANSFER TAX		29-Nov-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

21-30-307-026-1004 | 20181101627992 | 1-734-757-024

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

REAL ESTATE TRANSFER TAX		29-Nov-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

21-30-307-026-1004 | 20181101627992 | 1-212-828-320

CCRD REVIEW 

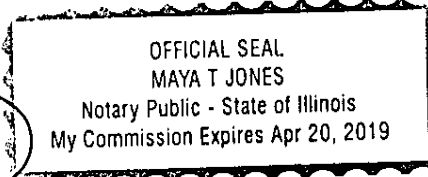
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JUDICIAL SALE DEED

Property Address: 7610 SOUTH PHILLIPS AVENUE, UNIT 1S, Chicago, IL 60649

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
1st day of November, 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 _____ Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).~~

X
Date

X
Buyer, Seller or Representative

Hina Lakhani
Foreclosure Specialist

Grantor's Name and Address:
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

Exempt under Real Estate Transfer
Act Sec. 4 Par L & Cook County
Ord. 93104 Par. N
Date 11/5/18 Sign *[Signature]*

Hina Lakhani
Foreclosure Specialist

Grantee's Name and Address and mail tax bills to:
CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD, SUITE 200-A
Anaheim, CA, 92806

Contact Name and Address:

Contact: CHRIS LECHTANSKI
Address: 1600 SOUTH DOUGLASS RD, SUITE 200-A
Anaheim, CA 92806
Telephone: 949-517-5371

Mail To:

SHAPIRO KREISMAN & ASSOCIATES, LLC
2121 WAUKEGAN RD., SUITE 301
Bannockburn, IL, 60015
(847) 291 1717
Att No. 42168
File No. 17-084203

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Exhibit A

Information required by 735 ILCS 15-1509.5

Name of Grantee: Carrington Mortgage Services, LLC

Address of Grantee: 1600 South Douglass Road, Suite 200-A, Anaheim, California
92806

Telephone Number: (949)-517-5371

Name of Contact Person for Grantee: Chris Lechtanski

Address of Contact Person for Grantee: 1600 S. Douglass Rd., Ste 200-A
Anaheim, CA 92806

Contact Person Telephone Number: (949)-517-5371

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: November 05, 2018

SIGNATURE: DeAnn Diprima
GRANTOR or AGENT
DeAnn Diprima
Foreclosure Specialist

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

On this date of: November 05, 2018

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: November 05, 2018

SIGNATURE: DeAnn Diprima
GRANTEE or AGENT
DeAnn Diprima
Foreclosure Specialist

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

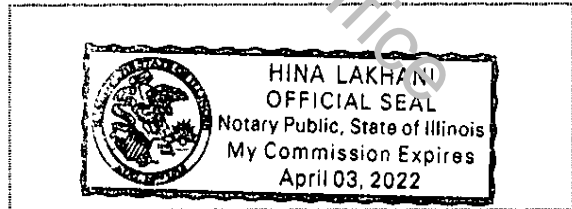
Subscribed and sworn to before me, Name of Notary Public: HINA LAKHANI

By the said (Name of Grantee): Carrington Mortgage Services

On this date of: November 05, 2018

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)