

# UNOFFICIAL COPY

Doc#: 1907857036 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/19/2019 09:42 AM Pg: 1 of 3

Dec ID 20190201602376  
ST/CO Stamp 0-339-725-728  
City Stamp 0-608-161-184

19NW 713 72489E

## 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 April 17, 2018, in Case No. 16 CH 007096, entitled BSI FINANCIAL SERVICES vs. ARAYA ZERE, 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 December 28, 2018, does hereby grant, transfer, and convey to **TD REO FUND, LLC.**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


**ALL OF LOT 31 AND THE WEST 1/2 OF LOT 32 IN FARGO-JARVIS' SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 2439 W. FARGO AVENUE UNIT #1, CHICAGO, IL 60645

Property Index No. 10-25-416-041-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 11th day of February, 2019.

**The Judicial Sales Corporation**

By:   
Nancy R. Vailone  
President and Chief Executive Officer

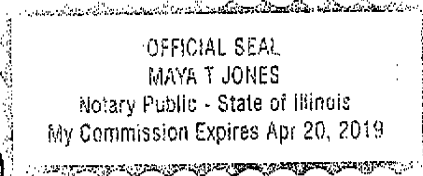
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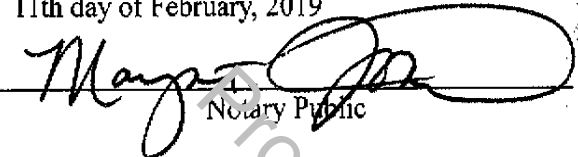
## JUDICIAL SALE DEED

Property Address: 2439 W. FARGO AVENUE UNIT #1, CHICAGO, IL 60645

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  
11th day of February, 2019



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

3/10/19  
Date

      
Buyer, Seller or Representative

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:  
TD REO FUND, LLC., by assignment  
314 S. FRANKLIN STREET  
Titusville, PA, 16354

Contact Name and Address:

Contact: STEPHEN TAYLOR  
Address: 7201 WISCONSIN AVE. SUITE 725-A  
Bethesda, MD 20814  
Telephone: 410-878-7006

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. 14-15-16355

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## STATEMENT BY GRANTOR AND GRANTEE

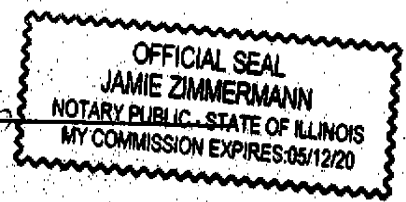
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 2/14/19

Signature [Handwritten Signature]  
Grantor or agent

Subscribed to and sworn before me this 14 day of February, 2019.

[Handwritten Signature]  
Notary Public



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 2/14/19

Signature [Handwritten Signature]  
Grantee or agent

Subscribed to and sworn before me this 14 day of February, 2019.

[Handwritten Signature]  
Notary Public

