

# 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 November 2, 2018, in Case No. 17 CH 16815, entitled NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. GREGORIO GARCIA, 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 February 5, 2019, 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:

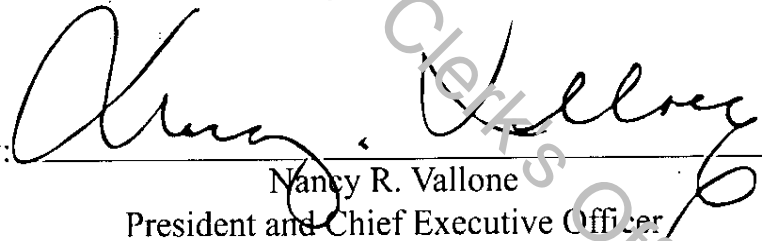
**LOTS 11, 12 AND 13 IN HAINES' SUBDIVISION OF BLOCK 2 (EXCEPT THE EAST 40 FEET OF SAID BLOCK) IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**


Commonly known as 8230 SOUTH EXCHANGE AVENUE, Chicago, IL 60617

Property Index No. 21-31-227-033-0000; 21-31-227-034-0000; 21-31-227-035-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 7th day of March, 2019.



**The Judicial Sales Corporation**

By:   
 Nancy R. Vallone  
 President and Chief Executive Officer

REAL ESTATE TRANSFER TAX	09-Apr-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

21-31-227-035-0000 | 20190401640261 | 0-633-209-760

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

REAL ESTATE TRANSFER TAX	09-Apr-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

21-31-227-035-0000 | 20190401640261 | 0-423-568-288

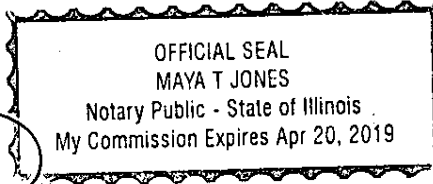


# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 8230 SOUTH EXCHANGE AVENUE, Chicago, IL 60617

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  
7th day of March, 2019



*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).

\_\_\_\_\_  
Date Buyer, Seller or Representative

Exempt under Real Estate Transfer  
Act Sec. 4 Par. 1 & Cook County  
Ord. 98104 Par. M  
Date 3/31/19 Sign *August R. Butera*

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: ALI AFROUZEH  
CARRINGTON PROPERTY SERVICES, LLC  
Address: 1600 SOUTH DOUGLASS ROAD, SUITE 130A  
Anaheim, CA 92806  
Telephone: 877-277-2235

Mail To:

SHAPIRO KREISMAN & ASSOCIATES, LLC  
2121 WAUKEGAN RD., SUITE 301  
Bannockburn, IL, 60015  
(847) 291 1717  
Att No. 42168  
File No. 17-085111

*M*

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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: 3 | 13 | 20 19

SIGNATURE: *Sandra Smans*  
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:

Michelle A. Breitzman

By the said (Name of Grantor): Individual Sales

On this date of: 3 | 13 | 20 19

NOTARY SIGNATURE: *Michelle A. Breitzman*

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: 3 | 13 | 20 19

SIGNATURE: *Sandra Smans*  
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:

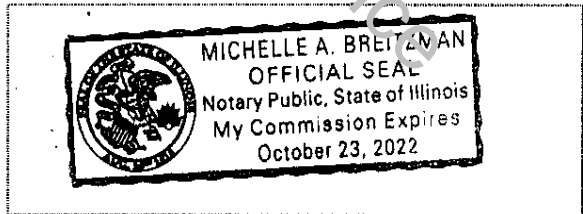
Michelle A. Breitzman

By the said (Name of Grantee): Nationstar Mortgage

On this date of: 3 | 13 | 20 19

NOTARY SIGNATURE: *Michelle A. Breitzman*

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)**)