

# UNOFFICIAL COPY

## FORECLOSURE 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 29, 2019, in Case No. 18 CH 11538, entitled AMERICAN ADVISORS GROUP vs. UNKNOWN HEIRS AND DEVISEES OF ALBERTA ANTHONY,

DECEASED, 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 July 30, 2019, does hereby grant, transfer, and convey to AMERICAN ADVISORS GROUP the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 17 IN BLOCK 2 IN HENRY DIRKS SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1408 N. LOTUS AVENUE, CHICAGO, IL 60651

Property Index No. 16-04-110-037-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 21st day of August, 2019.

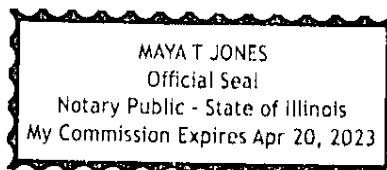
**The Judicial Sales Corporation**

By *Pamela Murphy-Boylan*  
 Pamela Murphy-Boylan  
 President and Chief Executive Officer

State of IL, County of COOK ss, I, Maya Jones, a Notary Public, in and for the County and State aforesaid, do hereby certify that Pamela Murphy-Boylan, 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  
 21st day of August, 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



\*1926306048\*

Doc# 1926306048 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2019 10:27 AM PG: 1 OF 3

S Y  
 P 3  
 S     
 M X  
 SC     
 E X  
 INT AB

# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 1408 N. LOTUS AVENUE, CHICAGO, IL 60651

60606-4650.

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



8/23/19      Danielle E. Pata  
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:  
AMERICAN ADVISORS GROUP  
3900 CAPITOL CITY BLVD  
LANSING, MI 48906  
(866) 654-0020

Contact Name and Address:  
Contact:                      STACIE GARCIA C/O CELINK  
  
Address:                      3900 CAPITOL CITY BLVD.  
   LANSING, MI 48906  
  
Telephone:                      (866) 654-0020

Mail To:  
James A. Coale  
HEAVNER, BEYERS & MIHLAR, LLC  
111 East Main Street  
DECATUR, IL, 62523  
Att No. 40387  
File No. 2120-15290

REAL ESTATE TRANSFER TAX		20-Sep-2019	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
16-04-110-037-0000   20190901695386   0-719-698-528			

REAL ESTATE TRANSFER TAX		20-Sep-2019	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
16-04-110-037-0000   20190901695386   1-588-902-496			

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

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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 of 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: August 28, 2019 Natonya Spence  
Grantor or Agent

Subscribed and sworn to before me this 28<sup>th</sup> day of August, 2019.

Heather Miller  
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 of 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: August 28, 2019 Natonya Spence  
Grantor or Agent

Subscribed and sworn to before me this 28<sup>th</sup> day of August, 2019.

Heather Miller  
Notary Public



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.