

UNOFFICIAL COPY

19-01380

JUDICIAL SALE DEED



Doc# 1936434065 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/30/2019 04:20 PM PG: 1 OF 3

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on September 9, 2019 in Case No. 19 CH 5606 entitled FIRST GUARANTY MORTGAGE CORPORATION vs. THOMAS J. HARRIS and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 4, 2019, does hereby grant, transfer and convey to FIRST GUARANTY MORTGAGE CORPORATION the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this December 18, 2019.

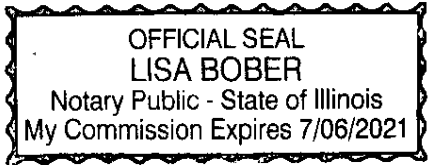
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest David M. Oppenheimer
David M. Oppenheimer, Secretary

Frederick S. Lappe
Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on December 18, 2019 by Frederick S. Lappe as President and David M. Oppenheimer as Secretary of Intercounty Judicial Sales Corporation.

Lisa Bober
Notary Public



COOK COUNTY CLERK'S OFFICE
3
S
LA
SC
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INT

Prepared by Frederick S. Lappe, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) _____, December 18, 2019.

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Rider attached to and made a part of a Judicial Sale Deed dated December 18, 2019 from INTERCOUNTY JUDICIAL SALES CORPORATION to FIRST GUARANTY MORTGAGE CORPORATION and executed pursuant to orders entered in Case No. 19 CH 5606.

PARCEL 1: THAT PART OF LOT 57 IN GREENFIELD P.U.D BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF WESTWIND DRIVE AND THE SOUTHERLY RIGHT OF WAY LINE OF CROSSWIND DRIVE; THENCE NORTH 70 DEGREES 12 MINUTES 36 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CROSSWIND DRIVE, 131.6 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 62.5 FEET AND AN ARC DISTANCE OF 69.10 FEET, SAIL CURVE HAVING A BEARING OF SOUTH 80 DEGREES 03 MINUTES 10 SECONDS WEST AND A CHOP DISTANCE OF 65.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08 DEGREES 52 MINUTES 16 SECONDS WEST, 117.62 FEET, THENCE NORTH 54 DEGREES 16 MINUTES 41 SECONDS WEST, 7.07 FEET, THENCE SOUTH 35 DEGREES 43 MINUTES 19 SECONDS EAST, 38.95 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 52 SECONDS WEST, 52.37 FEET; THENCE NORTH 29 DEGREES 21 MINUTES 20 SECONDS EAST, 173.85 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 62.50 FEET, AN ARC DISTANCE OF 15.95 FEET, SAID CURVE HAVING A BEARING OF SOUTH 61 DEGREES 03 MINUTES 25 SECONDS EAST AND A CHORD DISTANCE OF 15.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS, AND EASEMENTS FOR GREENFIELD TOWNHOMES RECORDED AS DOCUMENT NO. 99845699 AND 00683192 IN COOK COUNTY, ILLINOIS.

Commonly known as 5313 CROSSWIND DRIVE, RICHTON PARK, IL 60471

P.I.N. 31-33-302-014-0000

Grantee's Contact Information:

RUSHMORE Loan management services
C/o Default Director
15480 Laguna Canyon Road
Irvine, CA 92618
888-699-5600



RETURN TO:

LAW OFFICES OF IRA T. NEVEL, LLC

175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 357-1125

MAIL TAX BILLS TO:

First Guaranty Mortgage Corporation
15480 Laguna Canyon Road
Irvine, CA 92618

REAL ESTATE TRANSFER TAX		30-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
31-33-302-014-0000 2019 201680927 0-261-426-528		

EXEMPT FROM TAX UNDER 35 ICS 200/31-45 (L)
OF THE PROPERTY TAX CODE

DATE: 12/27/19

BUYER - SELLER OR AGENT

Timothy R. Yeuill

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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 12/27, 2019



Signature: [Handwritten Signature]
Grantor or Agent
Timothy R. Yuell

Subscribed and sworn to before me
By the said Tanya Pryor
This 27 day of Dec, 2019
Notary Public Tanya Pryor

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 12/27, 2019



Signature: [Handwritten Signature]
Grantee or Agent
Timothy R. Yuell

Subscribed and sworn to before me
By the said Tanya Pryor
This 27 day of Dec, 2019
Notary Public Tanya Pryor

Note: 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 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.)