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2004217108

Doc# 2004217108 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/11/2020 02:59 PM PG: 1 OF 3

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 October 17, 2019, in Case No. 2016 CH 009823, entitled SECOND OPPORTUNITY OF AMERICA, LLC vs. ALTHERIA CEASAR, 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 23, 2019, does hereby grant, transfer, and convey to **SECOND OPPORTUNITY OF AMERICA, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL ONE: THAT PART OF LOT 220 IN GREENFIELD P.U.D., UNIT 11, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 2, 2004 AS DOCUMENT 0421634072, AND CERTIFICATE OF CORRECTION RECORDED AUGUST 30, 2004 AS DOCUMENT 0424334058, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 220 AND THE EAST RIGHT OF WAY LINE OF WESTWIND; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE OF WESTWIND, BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 430.00 FEET AND AN ARC LENGTH OF 123.54 FEET TO THE POINT OF BEGINNING THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 430.00 FEET AND ARC LENGTH OF 28.55 FEET; THENCE NORTH 65 DEGREES 53 MINUTES 53 SECONDS EAST, 236.33 FEET; THENCE SOUTH 68 DEGREES 39 MINUTES 54 SECONDS EAST, 40.30 FEET; THENCE SOUTH 35 DEGREES 52 MINUTES 50 SECONDS WEST, 45.58 FEET; THENCE SOUTH 71 DEGREES 43 MINUTES 01 SECOND WEST, 225.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL TWO: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GREENFIELD TOWNHOMES RECORDED AS DOCUMENTS 99843699 AND 00683192, IN COOK COUNTY, ILLINOIS.

Commonly known as 22931 WESTWIND DRIVE, RICHTON PARK, IL 60471

Property Index No. 31-33-303-053 AND 31-33-302-036

Grantor has caused its name to be signed to those present by its President and CEO on this 24th day of January, 2020.

The Judicial Sales Corporation

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

REAL ESTATE TRANSFER TAX

11-Feb-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-33-303-053-0000

| 20200201613453 | 1-919-059-808

SEARCHED
SERIALIZED
INDEXED
FILED
JAN 24 2020
CLERK'S OFFICE

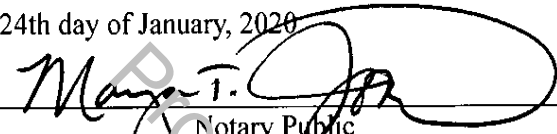
UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 22931 WESTWIND DRIVE, RICHTON PARK, IL 60471

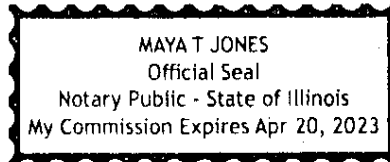
State of IL, County of COOK ss, I, Maya T. Jones, a Notary Public, in and for the County and State aforesaid, do hereby certify that Pamela Murphy-Boylan, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that 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

24th day of January, 2020




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

2/4/20
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:
SECOND OPPORTUNITY OF AMERICA, LLC
SAME AS CONTACT

Contact Name and Address:

Contact: BSI FINANCIAL SERVICES - C/O AIMEE MONTEITH
Address: 910 HALE PLACE, SUITE 205
CHULA VISTA, CA 91914
Telephone: (888) 798-3118

Mail To:
ERIC FELDMAN & ASSOCIATES, P.C.
123 W. Madison St., Suite 1704
Chicago, IL, 60602
Att No. 40466
File No. FC18-22931

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 5 | 20

SIGNATURE: [Signature] **AGENT**
GRANTOR or AGENT

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

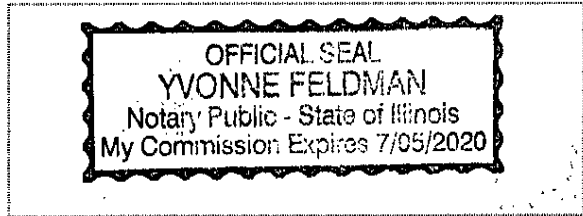
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): JUDICIAL STRAS CORP

On this date of: 2 | 5 | 20

NOTARY SIGNATURE: [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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 5 | 20

SIGNATURE: [Signature] **AGENT**
GRANTEE or AGENT

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

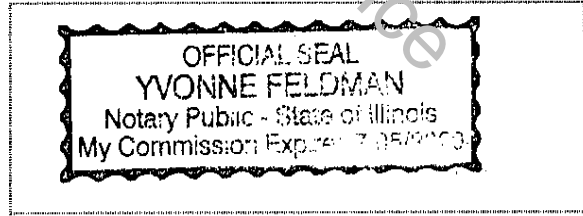
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): second opportunity of AMERICA LLC

On this date of: 2 | 5 | 20

NOTARY SIGNATURE: [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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)