

UNOFFICIAL COPY

Recording requested by:
First American Title Insurance
8311 W. Sunset Rd. Suite 100
Las Vegas, NV 89113

Doc#: 2007108006 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/11/2020 08:33 AM Pg: 1 of 3

Dec ID 20200301629947
ST/CO Stamp 1-981-343-584
City Stamp 0-387-991-392

and when recorded, please return this deed to: Fox Pilsen 2, LLC
c/o Maria Cristiano
6817 W. North Ave.
Oak Park, IL 60302

Above reserved for official use only


JUDICIAL SALE DEED

THE "GRANTOR", DAWN OVERSTREET, as the court-appointed sale officer (the "Sale Officer"), pursuant to and under authority conferred by the provisions of the Agreed Judgment of Foreclosure and Sale entered on April 15, 2016 by the Circuit Court of Cook County, in Case No. 2013-CH-27416 entitled *Monty Titling Trust I v. Chicago Title Land Trust Company, et al* (the "Case") and the Order Confirming Sale entered in the Case on January 2, 2020 approving, ratifying and confirming the foreclosure sale conducted by the Sale Officer, does hereby grant, transfer and convey to Fox Pilsen 2, LLC, an Illinois limited liability company, the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



LOT 23 IN MCKENNA'S SUBDIVISION OF BLOCK 1 IN MAHER AND MCKENNA'S SUBDIVISION OF THAT PART OF BLOCKS 16 AND 17 LYING SOUTH OF THE RAILROAD IN CANAL TRUSTEE'S SUBDIVISION OF FRACTIONAL SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-29-309-027-0000

Common Address: 3022 South Archer Avenue, Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX		02-Mar-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

17-29-309-027-0000 | 20200301629947 | 0-387-991-392

REAL ESTATE TRANSFER TAX		02-Mar-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-29-309-027-0000 | 20200301629947 | 1-981-343-584

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

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FILED DATE: 12/12/2019 2:36 PM 2013CH27416

EXECUTED this 3rd day of Feb., ~~2019~~ 2020.

GRANTOR:

Sale Officer

By: 

Name: Dawn Overstreet

Title: Duly appointed sale officer in the Case

State of Illinois)
County of COOK) ss

I, Maira Y. Mancia Quintanilla, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dawn Overstreet, the appointed Sale officer of COOK County, Illinois, personally known to be to be the same person whose name is subscribed to the foregoing instrument as such Dawn Overstreet, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.


Given under my hand and notarial seal this 3rd day of February, ~~2019~~ 2020.

Maira Y. Mancia Quintanilla
(official signature and seal of notary)



My commission expires: 12/3/2023

Exempt under 35 ILCS 200/31-45(1)


(Sale Officer's Signature) 2/3/2020, ~~2019~~ 2020

Recording Requested By and Return To:

ON THE FRONT PAGE

Address of Grantee/Mail Tax Bills To:

FOX PILSEN 2, LLC
1110 PLEASANT ST.
OAK PARK, IL 60302

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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 March 2, 2020

Signature: Judith J. Armstrong
Grantor or Agent

Subscribed and sworn to before me
By the said Judith J. Armstrong
This 2ND day of MARCH, 2020
Notary Public Lauren Plaisted



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.

Date March 2, 2020

Signature: Judith J. Armstrong
Grantee or Agent

Subscribed and sworn to before me
By the said Judith J. Armstrong
This 2ND day of MARCH, 2020
Notary Public Lauren Plaisted



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 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 Tax Act.)