

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 November 14, 2019, in Case No. 2019 CH 08947, entitled AMERICAN ADVISORS GROUP, INC. vs. JAMES PLEDGER, et al, and pursuant to which the

Doc#: 2010507178 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/14/2020 10:50 AM Pg: 1 of 3

Dec ID 20200301648823

City Stamp 1-329-877-216

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 January 24, 2020, 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:

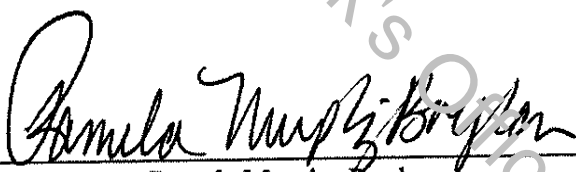
PARCEL 1: THE WEST 10 FEET OF LOT 17 IN HARRY M. QUINN INC. FIRST ADDITION BEING A SUBDIVISION OF PART OF THE DEWEY AND VANCE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38, NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET THEREOF RESERVED FOR RAILROAD RIGHT OF WAY ALSO EXCEPT THE RIGHT OF WAY OF THE PITTSBURG AND CINCINNATI AND ST. LOUIS RAILROAD ALSO THE SOUTH 10 LOTS OF THE WEST 16 RODS OF THE SOUTH 1/2 OF SECTION 30 AFORESAID RESERVED FOR SCHOOL LOTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: LOT 57 (EXCEPT THE WEST 5 FEET THEREOF) IN HARRY M. QUINN, INC. SECOND ADDITION BEING A SUBDIVISION OF PART OF DEWEY AND VANCE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2062 W 76TH STREET, CHICAGO, IL 60620

Property Index No. 20-30-320-030-0000; 20-30-320-039-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 5th day of March, 2020.

The Judicial Sales Corporation

By 
Pamela Murphy-Boylan
President and Chief Executive Officer

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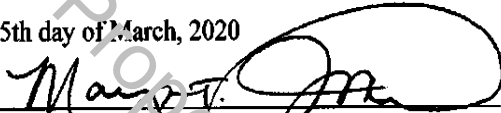
JUDICIAL SALE DEED

Property Address: 2062 W 76TH STREET, CHICAGO, IL 60620

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

5th day of March, 2020



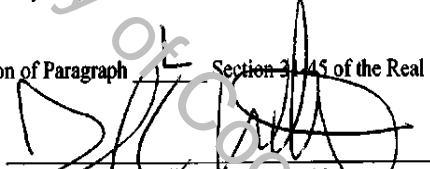
 Notary Public


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

3-9-20

Date



 Buyer, Seller or Representative

Daniel C. Walters
 ARDC # 6270792

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
 One South Wacker Drive, 24th Floor
 Chicago, Illinois 60606-4650
 (312)236-SALE

REAL ESTATE TRANSFER TAX

03-Apr-2020



| | |
|-----------------|--------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

Grantee's Name and Address and mail tax bills to:

AMERICAN ADVISORS GROUP
 3900 CAPITAL CITY BLVD
 LANSING, MI 48906

20-30-320-030-0000 | 20200301648823 | 1-329-877-216

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

Contact Name and Address:

Contact: CATHY RHODES
 Address: 3900 CAPITOL CITY BLVD
 LANSING, MI 48906
 Telephone: (336) 441-8164

Mail To:

M. Moses
 CODILIS & ASSOCIATES, P.C.
 Matthew Moses, ARDC #6278082
 15W030 NORTH FRONTAGE ROAD, SUITE 100
 BURR RIDGE, IL, 60527
 Att No. 21762
 File No. 14-19-06843

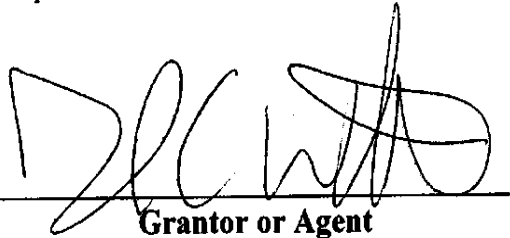
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File # 14-19-06843

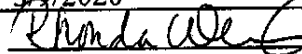
STATEMENT BY GRANTOR AND GRANTEE

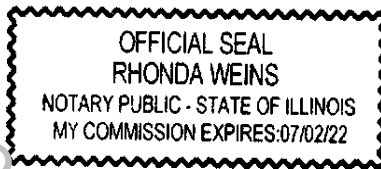
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9, 2020

Signature: 
Grantor or Agent

Daniel C. Walters
ARDC # 6270792

Subscribed and sworn to before me
By the said Agent
Date 3/9/2020
Notary Public 

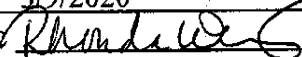


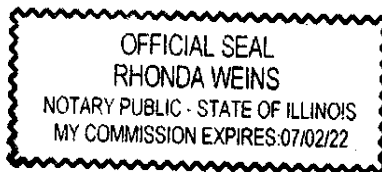
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9, 2020

Signature: 
Grantee or Agent

Daniel C. Walters
ARDC # 6270792

Subscribed and sworn to before me
By the said Agent
Date 3/9/2020
Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of 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.)