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19-017866

JUDICIAL SALE DEED

Doc#: 2032013248 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/17/2020 04:12 PM Pg: 1 of 4

Dec ID 20200801666610
ST/CO Stamp 1-601-141-216

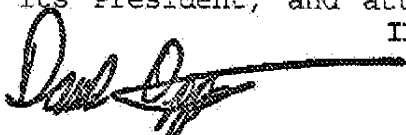
THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on November 12, 2019 in Case No. 19 CH 8004 entitled JPMorgan Chase Bank NA vs. Darlene Machtemes and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 10, 2020 does hereby grant, transfer and convey to Sylva LLC 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 February 27, 2020.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest


David M. Oppenheimer, Secretary


Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on February 27, 2020 by Frederick S. Lappe as President and David M. Oppenheimer as Secretary of Intercounty Judicial Sales Corporation.

LISA BOBER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jul 06, 2021


Notary Public

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

NOT EXEMPT

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Rider attached to and made a part of a Judicial Sale Deed dated February 27, 2020 from INTERCOUNTY JUDICIAL SALES CORPORATION to Sylva LLC and executed pursuant to orders entered in Case No. 19 CH 8004.

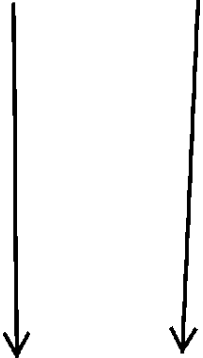
Lot 18 in Lansing Manor, being Frank A. Schmidt & Company's Subdivision, in the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 36 North, Range 15, East of the Third Principal Meridian, lying Northeasterly of railway right of way and the East 1/2 of the Northeast 1/4 of Section 31, Township 36 North, Range 15, East of the Third Principal Meridian, lying Northeasterly of railway right of way, according to the Plat thereof registered as Document Number 1371238.

Commonly known as 17626 Burnham Avenue, Lansing, IL 60438

P.I.N. 30-30-415-020

Grantee's Contact Information:

RETURN TO:



Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.

2-27-20 [Signature]
Date Buyer, Seller or Representative

MAIL TAX BILLS TO:

Sylva, LLC.
4740 N. Cumberland #104
Chicago, IL 60656

Village of Lansing

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Patricia Eidam
Mayor



Office of the Treasurer

Alette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Sylva, LLC

4740 N Cumberland 104

Chicago, IL 60658

Telephone: 773-807-0453

Attorney or Agent: Marcin Grzesiak

Telephone No.: 773-807-0453

Property Address: 17626 Burnham Avenue

Lansing, IL 60438

Property Index Number (PIN): 30-30-415-020-0000

Water Account Number: 117 4400 00 01

Date of Issuance: August 18, 2020

(State of Illinois)

(County of Cook)

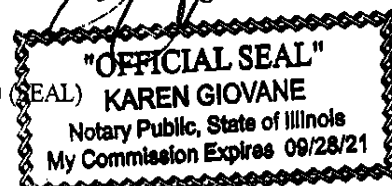
This instrument was acknowledged before
me on August 18, 2020 by
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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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: 05 | 08 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

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

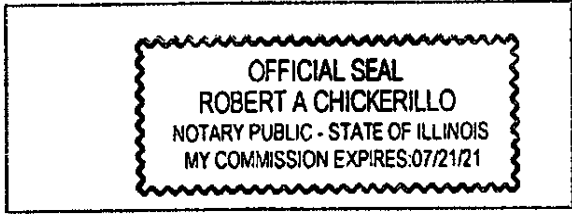
Subscribed and sworn to before me, Name of Notary Public: Robert Chickerillo

By the said (Name of Grantor): Agent

On this date of: 05 | 08 | 2020

NOTARY 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: 05 | 08 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

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

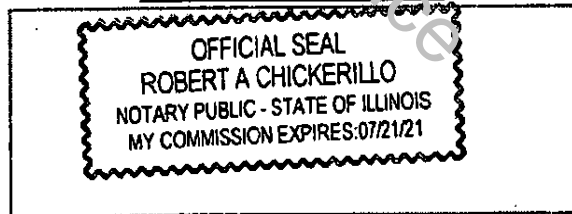
Subscribed and sworn to before me, Name of Notary Public: Robert Chickerillo

By the said (Name of Grantee): Agent

On this date of: 05 | 08 | 2020

NOTARY 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)**