

UNOFFICIAL COPY

Doc#: 2033825013 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/03/2020 09:57 AM Pg: 1 of 3

Dec ID 20201101654063

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 March 28, 2019, in Case No. 2018 CH 08084, entitled DITECH FINANCIAL LLC vs. HAROLD BEARD, SR, 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 July 30, 2019, does hereby grant, transfer, and convey to JOEL CHAVEZ, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 18 IN BLOCK 7 IN CANTERBURY GARDENS UNIT NUMBER 3 A RESUBDIVISION OF PART OF CANTERBURY GARDENS UNIT NUMBER 2 A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF AND PART OF THE NORTH WEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, PLAT DOCUMENT 16855937, SITUATED IN COOK COUNTY, ILLINOIS.

Commonly known as 16204 PLYMOUTH DRIVE, MARKHAM, IL 60426

Property Index No. 28-24-107-047-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 6th day of September, 2019.

The Judicial Sales Corporation

CT 1003

1965A796584LARO

By Pamela Murphy-Boylan

Pamela Murphy-Boylan

President and Chief Executive Officer

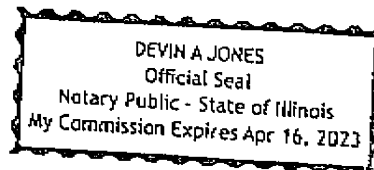
State of IL, County of COOK ss, I, Devin A. Jones, a Notary Public, in and for the County and State aforesaid, do hereby certify that Pamela Murphy-Boylan, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that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

6th day of September, 2019

Devin A. Jones

Notary Public



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JUDICIAL SALE DEED

Property Address: 16204 PLYMOUTH DRIVE, MARKHAM, IL 60426

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Grantor's Name and Address:
THE Judicial SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE



CITY OF MARKHAM
Water Stamp
Date 10-30-19
\$ 50.00 4948

Grantee's Name and Address and mail tax bills to:
Contact: JOEL CHAVEZ
Address: 3849 W 139TH ST
ROBBINS, IL 60472
Telephone: (773) 307-0453

EXEMPT UNDER PROVISIONS OF
PARAGRAPH 9, SECTION 4,
REAL ESTATE TRANSFER ACT.

[Signature]
Date 10/30/2019
Buyer, Seller or Representative

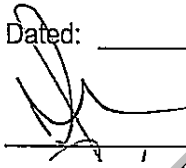
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STATEMENT BY GRANTOR AND GRANTEE

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/30, 2020



Signature

bellkunen

Print Name



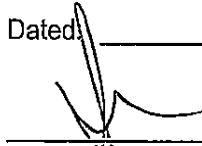
Subscribed and sworn to before me this 30 of June, 2020

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

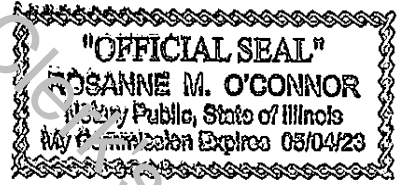
Dated: 6/30, 2020



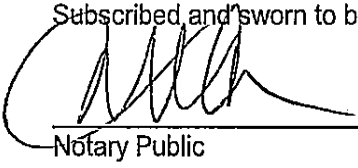
Signature

bellkunen

Print Name



Subscribed and sworn to before me this 30th of June, 2020



Notary Public

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.