

# UNOFFICIAL COPY

## FORECLOSURE SALE DEED



\*2108319048\*

Doc# 2108319048 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/24/2021 02:21 PM PG: 1 OF 4

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 April 8, 2019, in Case No. 17 CH 04115, entitled WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-OSI vs. HENRY BILLUPS, 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 January 4, 2021, does hereby grant, transfer, and convey to **WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-OSI** the following described real estate situated in the County of Cook, in the State of Illinois to have and to hold forever:

LOT NUMBER 73 IN LYNWOOD TERRACE UNIT NUMBER 1, BEING A SUBDIVISION OF THE EAST 1460 FEET OF THE WEST 1710 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, AND THE SOUTH 80 FEET OF THE NORTH 535 FEET OF THE WEST 250 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, ALL IN TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 20042 LAKEWOOD AVENUE, Lynwood, IL 60411

Property Index No. 33-07-312-009-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 11th day of March, 2021.

The Judicial Sales Corporation

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

REAL ESTATE TRANSFER TAX

24-Mar-2021



|           |      |
|-----------|------|
| COUNTY:   | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL:    | 0.00 |

33-07-312-009-0000

| 20210301674210 | 1-789-432-336

# UNOFFICIAL COPY JUDICIAL SALE DEED

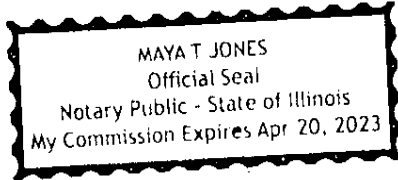
Property Address: 20042 LAKEWOOD AVENUE, Lynwood, IL 60411

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

11th day of March, 2021

*Maya T. Jones*  
\_\_\_\_\_  
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 L Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3/18/2021      *Janice [Signature]*  
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:  
WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-OS1  
1661 WORTHINGTON RD # 100  
WEST PALM BEACH, FL 33409

Contact Name and Address:  
Contact: CLIO PHH MORTGAGE / DUNNEAN WEINBERG  
Address: 1661 WORTHINGTON RD STE 100  
WEST PALM BEACH, FL 33409  
Telephone: (855) 882-1314

Mail To:  
POTESTIVO & ASSOCIATES, P.C.  
223 WEST JACKSON BLVD, STE 610  
Chicago, IL, 60606  
Att No. 43932  
File No. 105090

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## AFFIDAVIT TO COMPLY WITH THE PLAT ACT AND SURVEY REQUIREMENTS.

Affiant is (agent for) (an officer of) (one of) the grantor(s) in a (deed) (lease) (contract) transferring interest in the real estate described in the accompanying document. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

- A. NOT A DIVISION OF LAND (parcel already has an existing county real estate tax identification number)
- B. A DIVISION OR SUBDIVISION OF LAND INTO TRACTS OF 5 ACRES OR MORE NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;
- C. A DIVISION OF LOTS OR BLOCKS OF LESS THAN 1 ACRE IN A RECORDED SUBDIVISION NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;
- D. \*\*A SALE or EXCHANGE OF LAND BETWEEN OWNERS OF ADJOINING AND CONTIGUOUS LAND;
- E. A CONVEYANCE OF LAND FOR USE AS A RIGHT OF WAY FOR PUBLIC UTILITIES AND OTHER PIPELINES NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;
- F. A CONVEYANCE OF LAND OWNED BY A PUBLIC UTILITY NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS.
- G. A CONVEYANCE OF LAND FOR HIGHWAY OR OTHER PUBLIC PURPOSE OR RELATING TO A DEDICATION OF LAND FOR VACATION OF LAND SUBJECT TO A PUBLIC USE;
- H. A CONVEYANCE TO CORRECT DESCRIPTION IN PRIOR CONVEYANCE;
- I. \*\* THE SALE OR EXCHANGE OF PARCELS OF LAND FOLLOWING THE DIVISION INTO NO MORE THAN 2 PARTS OF A PARCEL EXISTING ON 7/17/59 AND INVOLVING NO NEW STREETS OR EASEMENTS OF ACCESS;
- J. \*\*THE SALE OF A SINGLE LOT LESS THAN 5 ACRES FROM A LARGER TRACT. (EXCEPTION ONLY APPLIES TO THE 1<sup>ST</sup> LOT CONVEYED UNDER 5 ACRES FROM A LARGER TRACT AS IT EXISTED ON 10/1/73.) (THE SINGLE LOT OF LESS THAN 5 ACRES MUST HAVE BEEN SURVEYED BY AN ILLINOIS REGISTERED LAND SURVEYOR WHOSE SURVEY MUST HAVE BEEN RECORDED OR ACCOMPANY THE DEED.)

\*\*IF D, I OR J ARE MARKED, COMPLETE EITHER #1 OR #2

1) PLAT OFFICER APPROVAL IS ATTACHED

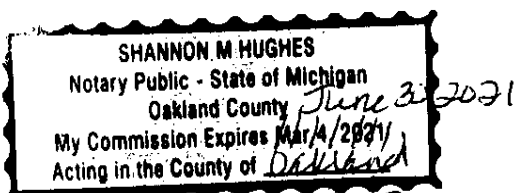
-OR-

2) PLAT OFFICER APPROVAL NOT REQUIRED AS PARCEL IS LOCATED WHOLLY WITHIN THE MUNICIPAL LIMITS OR JURISDICTION OF \_\_\_\_\_ WHICH DOES NOT REQUIRE SUCH APPROVAL.

Under the penalties of perjury I swear that the statements contained here are true and correct.

Signature: *[Signature]* Date: 3/22/21

Subscribed and sworn to before me this 22nd day of March, 2021.



*[Signature]*  
Notary

Per Senate Bill 1187

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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: 3 | 22 | 2021

SIGNATURE: *Janice L. Maillet*  
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:

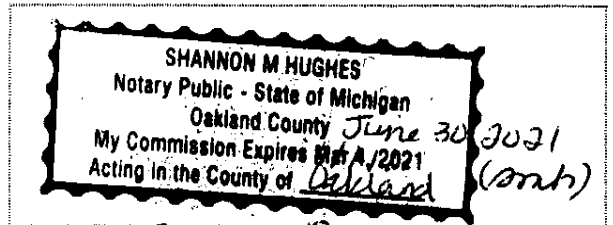
Shannon M. Hughes

By the said (Name of Grantor): JANICE L. MAILLET

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 22 | 2021

NOTARY SIGNATURE: *Shannon M. Hughes*



### 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: 3 | 22 | 2021

SIGNATURE: *Janice L. Maillet*  
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:

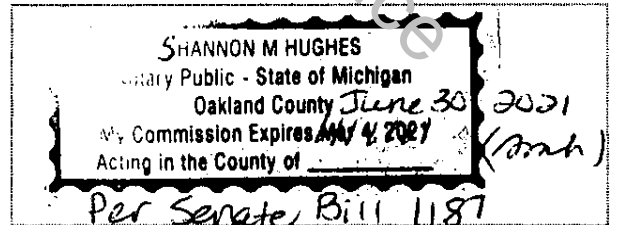
Shannon M. Hughes

By the said (Name of Grantee): JANICE L. MAILLET

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 22 | 2021

NOTARY SIGNATURE: *Shannon M. Hughes*



### 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)