

# UNOFFICIAL COPY



\*2121822087D\*

## 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 October 24, 2019, in Case No. 17 CH 12727, entitled WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT

Doc# 2121822087 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/06/2021 02:30 PM PG: 1 OF 4

INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST vs. LUIS MORALES, 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 27, 2020, does hereby grant, transfer, and convey to **U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT**, 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 3 IN THE SUBDIVISION OF LOT 104 IN SECOND ADDITION TO MONTCLARE GARDENS BEING A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN IN COOK COUNTY, ILLINOIS


Commonly known as 2906 N. NAGLE AVENUE, CHICAGO, IL 60624

Property Index No. 13-30-222-021-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 27th day of July, 2021.



**The Judicial Sales Corporation**

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

REAL ESTATE TRANSFER TAX		06-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

13-30-222-021-0000 | 20210701620499 | 0-291-505-936

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

REAL ESTATE TRANSFER TAX		06-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

13-30-222-021-0000 | 20210701620499 | 0-973-306-640

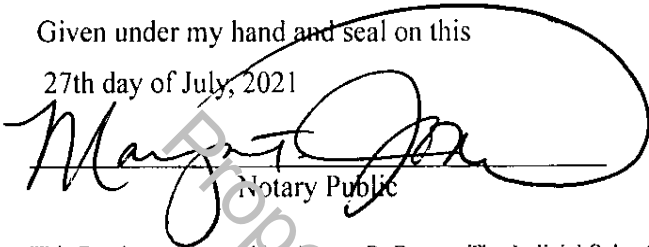
# UNOFFICIAL COPY JUDICIAL SALE DEED

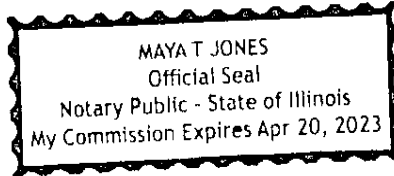
Property Address: 2906 N. NAGLE AVENUE, CHICAGO, IL 60624

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

27th day of July, 2021

  
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).

7/29/2021  
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:  
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, by assignment

Contact Name and Address:  
Contact: RUSHMORE / KAREN MASTRO  
Address: 15480 LAGUNA CANYON RD #100  
IRVINE CA 92618  
Telephone: (949) 341 5600

Mail To:  
POTESTIVO & ASSOCIATES, P.C.  
223 WEST JACKSON BLVD, STE 610  
Chicago, IL, 60606  
Att No. 43932  
File No. 108270

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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: 8 | 2 | 2021

SIGNATURE: *Janice L. Mauri*  
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:

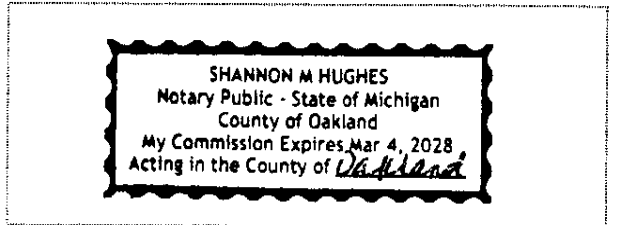
*Shannon M. Hughes*

By the said (Name of Grantor): *JANICE L MAURI*

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 2 | 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: 8 | 2 | 2021

SIGNATURE: *Janice L. Mauri*  
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:

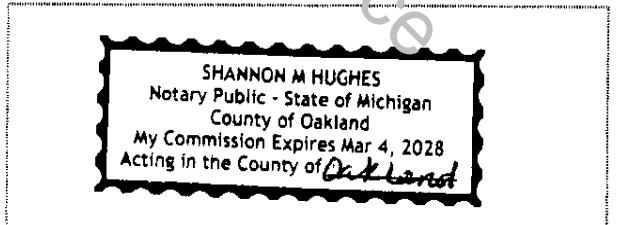
*Shannon M Hughes*

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

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 2 | 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)**

AFFIDAVIT TO COMP. WITH THE PLAT ACT AND SURVEY REQUIREMENTS.

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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 10/1773. (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: *[Handwritten Signature]* Date: 8/2/21

Subscribed and sworn to before me this 2nd day of August, 2021.

*[Handwritten Signature]*  
Notary

