

UNOFFICIAL COPY

20-04401 IL

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 April 22, 2021, in Case No. 19 CH 15019, entitled WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A

CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL TRUST SERIES 2012-1 vs. ARLEATHA PEDEN A/K/A ARLEATHA E PEDEN A/K/A ARLEATHA WIDEMAN, 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 June 15, 2021, does hereby grant, transfer, and convey to **WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL TRUST SERIES 2012-1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


LOT 1 IN THE RESUBDIVISION OF LOTS 1, 2, 3 AND 23 IN BLOCK 13 IN AUBURN PARK A SUBDIVISION OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 435 WEST WINNECONNA PARKWAY, CHICAGO, IL 60620

Property Index No. 20-28-332-008-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 4th day of August, 2021.

The Judicial Sales Corporation

By 
Pamela Murphy-Boylan
President and Chief Executive Officer



Doc# 2123819059 Fee \$88.00

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

KAREN A. YARBROUGH

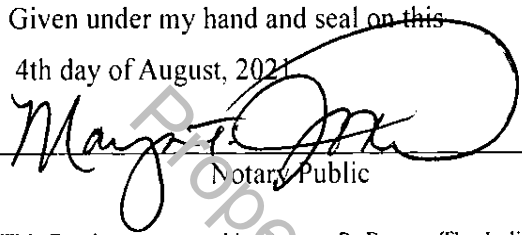
COOK COUNTY CLERK

DATE: 08/26/2021 03:14 PM PG: 1 OF 3

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 435 WEST WINNECONNA PARKWAY, CHICAGO, IL 60620

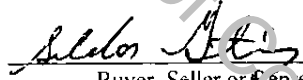
State of IL, County of COOK ss, I, Maya T. Jones, a Notary Public, in and for the County and State aforesaid, do hereby certify that Pamela Murphy-Boylan, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that 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
4th day of August, 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 6 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

8-9 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:
Contact: WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL TRUST SERIES 2012-1 C/O FAY SERVICING, LLC
Address: 440 S. LASALLE ST, SUITE 2000
CHICAGO, IL 60605
Telephone: (312) 780-0446

Mail To:
MCCALLA RAYMER LEIBERT PIERCE, LLC
One North Dearborn Street, Suite 1200
Chicago, IL, 60602
Att No. 61256
File No. 20-04401IL_610980

REAL ESTATE TRANSFER TAX		26-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-28-332-008-0000 | 20210801653519 | 0-294-935-312
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		26-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-28-332-008-0000 | 20210801653519 | 0-042-415-888

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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: 08 | 10 | 2021

SIGNATURE: _____

Mario Lopez

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: _____

JUAN TERAN

By the said (Name of Grantor): AGENT

AFFIX NOTARY STAMP BELOW

On this date of: 08 | 10 | 2021

NOTARY SIGNATURE: _____

Signature: _____

[Handwritten Signature]



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: 08 | 10 | 2021

SIGNATURE: _____

Mario Lopez

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: _____

JUAN TERAN

By the said (Name of Grantee): AGENT

AFFIX NOTARY STAMP BELOW

On this date of: 08 | 10 | 2021

NOTARY SIGNATURE: _____

Signature: _____

[Handwritten Signature]



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)**)