

PHL00002-18FC1

JUDICIAL SALE DEED

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 June 11, 2021 in Case No. 19 ch 1415 entitled Wilmington Savings Fund Society FSB v. Jba Christiana Trust not in its Individual Capacity but Solely as Trustee for Bantum Funding Trust 2018-1 vs. Alexander Grishpun and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on August 9, 2021, does hereby grant, transfer and convey to Bantum Funding REO, LLC the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc# 2131919832 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/15/2021 01:49 PM PG: 1 OF 3

REAL ESTATE TRANSFER TAX

15-Nov-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

11-18-122-028-1038

20211101637651 | 2-090-097-808

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 September 13, 2021.

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 September 13, 2021 by Frederick S. Lappe as President and David M. Oppenheimer as Secretary of Intercounty Judicial Sales Corporation.



Notary Public signature

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

**UNOFFICIAL COPY**

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Rider attached to and made a part of a Judicial Sale Deed dated September 13, 2021 from INTERCOUNTY JUDICIAL SALES CORPORATION to Bantum Funding REO, LLC and executed pursuant to orders entered in Case No. 19 ch 1415.

UNIT NUMBER "802", AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 12 AND 13 IN BLOCK 2 IN ELIZA A. PRATT'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 EAST OF RIDGE ROAD AND WEST OF RAILROAD IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION, MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 26, 1973 AND KNOWN AS TRUST NUMBER 46876, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22596214; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY ILLINOIS.

Commonly known as 1111 Church Street, Apartment 802, Evanston, IL 60201

P.I.N. 11-18-122-028-1038

0036517

**GRANTOR'S NAME AND ADDRESS:**

INTERCOUNTY JUDICIAL SALES CORPORATION  
120 West Madison Street  
Suite 718  
Chicago, Illinois 60602

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

**PAID OCT 13 2021**

DATE:

AMOUNT: \$11010<sup>00</sup> Agent: LB**GRANTEE'S NAME ADDRESS  
AND MAIL TAX BILLS TO:**

Bantum Funding REO, LLC  
c/o: Planet Home Lending, LLC  
321 Research Parkway  
Suite 303  
Meriden, CT 06450  
(585)-512-1017  
jtotten@planethomelending.com

**RETURN TO:**

Kluever Law Group  
225 West Washington Street  
Suite 1550  
Chicago, Illinois 60606

Exempt from tax under 35 ILCS 200/31-45(1) [Signature], September 13, 2021.

Note that this Judicial Sale Deed is an exempt transaction. Pursuant to court order entered 9/7/2021 in case Number 19 ch 1415 it is exempt from all state or local transfer taxes.

# UNOFFICIAL COPY

## 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: 11 | 15 | 2021

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: David Oppenheimer

By the said (Name of Grantor): Intercounty Judicial Sales AFFIX NOTARY STAMP BELOW

On this date of: 11 | 15 | 2021

NOTARY SIGNATURE: [Signature]  
OFFICIAL SEAL  
DAVID OPPENHEIMER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 7/7/2025

OFFICIAL SEAL  
DAVID OPPENHEIMER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 7/7/2025

### 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: 11 | 15 | 2021

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: Jeannine T. Lascola

By the said (Name of Grantee): BANTUM FUNDING REO, LLC AFFIX NOTARY STAMP BELOW

On this date of: 11 | 15 | 2021

NOTARY SIGNATURE: [Signature]

OFFICIAL SEAL  
JEANNINE T LASCOLA  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 9/11/24

**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)**

rev. on 10.17.2016