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21333220480

Doc# 2133322048 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2021 04:07 PM PG: 1 OF 3

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 September 2, 2020, in Case No. 2019 CH 10421, entitled WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY

AS TRUSTEE OF HOME PRESERVATION PARTNERSHIP TRUST vs. Majorie L Seward, 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 April 27, 2021, does hereby grant, transfer, and convey to **WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOME PRESERVATION PARTNERSHIP TRUST** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 1 (EXCEPT THE NORTH 31 FEET THEREOF) AND LOT 2 IN ELMORE'S SOUTH PARK BOULEVARD SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 34 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE TO PLAT THEREOF RECORDED DECEMBER 24, 1920 AS DOCUMENT 7024120 IN COOK COUNTY, ILLINOIS. TAX NO.: 20- 34-321-045-0000.

Commonly known as 8607 S INDIANA AVE, CHICAGO, IL 60619

Property Index No. 20-34-321-045-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 1st day of November, 2021.

The Judicial Sales Corporation

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

REAL ESTATE TRANSFER TAX 29-Nov-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

20-34-321-045-0000 | 20211101652007 | 1-667-375-760

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

REAL ESTATE TRANSFER TAX 29-Nov-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-34-321-045-0000 | 20211101652007 | 0-065-151-632

UNOFFICIAL COPY JUDICIAL SALE DEED

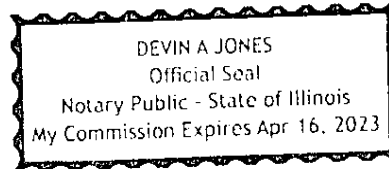
Property Address: 8607 S INDIANA AVE, CHICAGO, IL 60619

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

1st day of November, 2021

Devin A 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 e Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

11/1/21
Date

Pamela Murphy-Boylan
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:
WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE
OF HOME PRESERVATION PARTNERSHIP TRUST

Contact Name and Address:

Contact: C/O FAY SERVICING, LLC - JACKLYN FERINO
Address: 425 S. FINANCIAL PL., STE 2000
CHICAGO, IL 60605
Telephone: (800) 495-7166

Mail To:
ERIC FELDMAN & ASSOCIATES, P.C.
123 W. Madison St., Suite 1704
Chicago, IL, 60602
Att No. 40466
File No. FC19-8607

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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: 11 | 18 | 2021

SIGNATURE: *Erica Camp*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

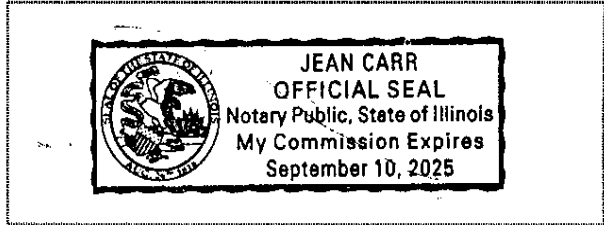
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): ERICA CAMPOS

On this date of: 11 | 18 | 2021

NOTARY SIGNATURE: *Jmarr*

AFFIX NOTARY STAMP BELOW



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 | 18 | 2021

SIGNATURE: *Erica Camp*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

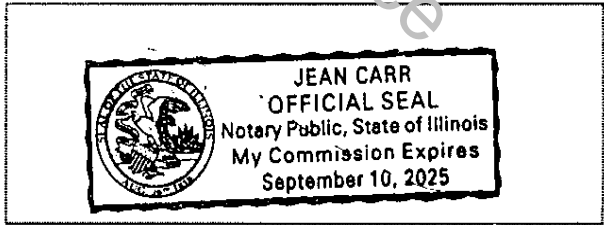
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): ERICA CAMPOS

On this date of: 11 | 18 | 2021

NOTARY SIGNATURE: *Jmarr*

AFFIX NOTARY STAMP BELOW



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)**