

UNOFFICIAL COPY

Doc#: 2135146340 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/17/2021 03:51 PM Pg: 1 of 3

Dec ID 20211201672968

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 20, 2021, in Case No. 2020CH03972, entitled BROKER SOLUTIONS INC D/B/A NEW AMERICAN FUNDING vs. KRISTY

BABIARZ, 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 July 22, 2021, does hereby grant, transfer, and convey to **BROKER SOLUTIONS INC D/B/A NEW AMERICAN FUNDING** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


LOT 69 IN THE FIRST ADDITION TO THORNWOOD SUBDIVISION, BEING A SUBDIVISION OF THE HERETOFORE VACATED PART OF IOEPFER'S THORNWOOD SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 14 INDIANWOOD DRIVE, THORNTON, IL 60476

Property Index No. 29-27-400-094-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 14th day of December, 2021.

The Judicial Sales Corporation

By 
Pamela Murphy-Boylan
President and Chief Executive Officer

UNOFFICIAL COPY JUDICIAL SALE DEED

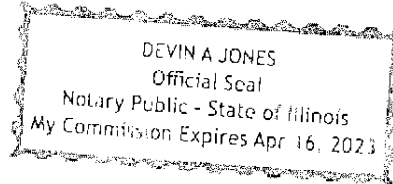
Property Address: 14 INDIANWOOD DRIVE, THORNTON, IL 60476

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

14th day of December, 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 6 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

12/15/2021
Date

James R. Jordan
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:
BROKER SOLUTIONS INC D/B/A NEW AMERICAN FUNDING
1101 LAKELINE BLVD #325
AUSTIN, TX 78717

Contact Name and Address:
Contact: YAMINDE KHORSHIDIAN
Address: 1101 LAKELINE BLVD #325
AUSTIN, TX 78717
Telephone: (800) 450-2010

Mail To:
POTESTIVO & ASSOCIATES, P.C.
223 WEST JACKSON BLVD, STE 610
Chicago, IL, 60606
Att No. 43932
File No. 312719

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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: 12 | 15th | 20 21

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:

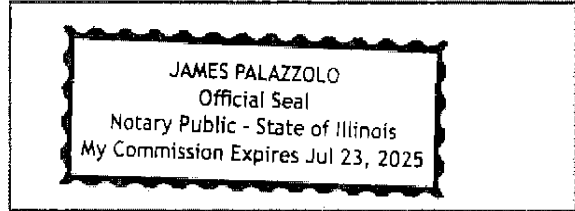
JAMES PALAZZOLO

By the said (Name of Grantor): JOSEPH STELMASZEK

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 15th | 20 21

NOTARY 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: 12 | 15th | 20 21

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:

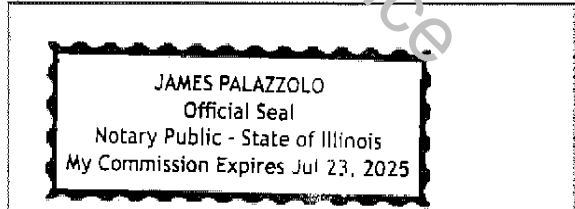
JAMES PALAZZOLO

By the said (Name of Grantee): JOSEPH STELMASZEK

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 15th | 20 21

NOTARY 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)**