



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 May 26, 2021, in Case No. 19 CH 11259, entitled PROVIDENT FUNDING ASSOCIATES, L.P. vs. STACY SCHOEPKO, et al, and pursuant to which

Doc# 2201122063 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2022 02:56 PM PG: 1 OF 4

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 August 26, 2021, does hereby grant, transfer, and convey to **PROVIDENT FUNDING ASSOCIATES, L.P.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 7 (EXCEPT THE EAST 14 FEET THEREOF) AND THE EAST 24 FEET OF LOT 8 IN BLOCK 10 IN WESTWOOD, BEING MILLS AND SON'S SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7917 W. METROPOLE STREET, ELMWOOD PARK, IL 60707

Property Index No. 12-25-109-049-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 20th day of October, 2021.

The Judicial Sales Corporation

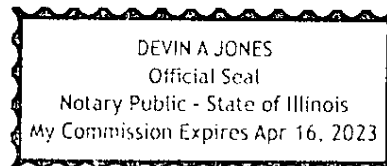
By *Pamela Murphy-Boylan*
Pamela Murphy-Boylan
President and Chief Executive Officer

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

20th day of October, 2021

Devin Jones
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 7917 W. METROPOLE STREET, ELMWOOD PARK, IL 60707

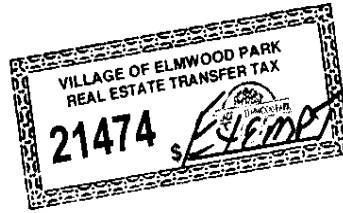
60606-4650.

Exempt under provision of Paragraph L Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

10/22/2021
Date
James U...
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:
PROVIDENT FUNDING ASSOCIATES, L.P.
1235 N DUTTON AVE STE E
SANTA ROSA CA 95001



Contact Name and Address:
Contact: KAREN FETHE ROLI
Address: 1235 N DUTTON AVE, STE E
SANTA ROSA, CA 95401
Telephone: (800) 696-8199

Mail To:
POTESTIVO & ASSOCIATES, P.C.
223 WEST JACKSON BLVD, STE 610
Chicago, IL, 60606
Att No. 43932
File No. 310747

REAL ESTATE TRANSFER TAX		11-Jan-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-25-109-049-0000		20220101689175 1 97 494-928

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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 | 5 | 20 21

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:

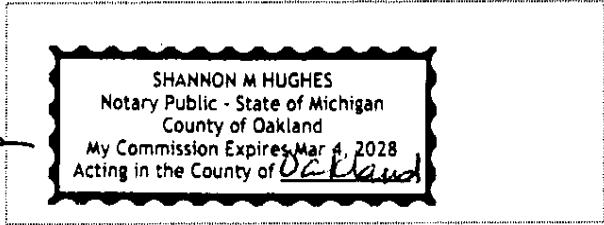
Shannon M. Hughes

By the said (Name of Grantor): JANICE L. MAIURI

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 5 | 20 21

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: 11 | 5 | 20 21

SIGNATURE: [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:

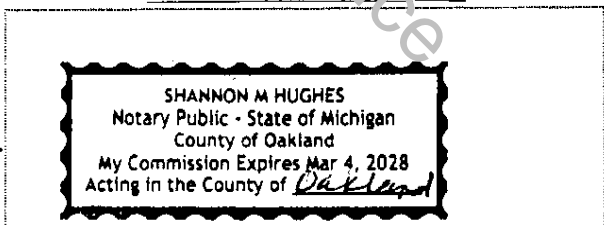
Shannon M. Hughes

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

AFFIX NOTARY STAMP BELOW

On this date of: 11 | 5 | 20 21

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)**

UNOFFICIAL COPY

AFFIDAVIT TO COMPLY WITH THE PLAT ACT AND SURVEY REQUIREMENTS.

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 PIPE LINES 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 1st LOT CONVEYED UNDER 5 ACRES FROM A LARGER TRACT AS IT EXISTED ON 10/1/73.) (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: 11/5/21

Subscribed and sworn to before me this 5th day of November, 2021.

[Handwritten Signature]

Notary

