

UNOFFICIAL COPY



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 March 18, 2021, in Case No. 19 CH 14556, entitled HPP PROPERTIES, LLC vs. SYLVIA A TOMASO, et al, and pursuant to which the premises hereinafter described

Doc# 2203619024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/07/2022 01:56 PM PG: 1 OF 3

were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on July 20, 2021, does hereby grant, transfer, and convey to **HPP PROPERTIES, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 51 IN KATHERINE MILLER'S SUBDIVISION OF A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4937 N NEVA AVE, CHICAGO, IL 60656

Property Index No. 13-07-329-021-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 24th day of January, 2022.

The Judicial Sales Corporation

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

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

24th day of January, 2022

Maya T Jones
Notary Public



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

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JUDICIAL SALE DEED

Property Address: 4937 N NEVA AVE, CHICAGO, IL 60656

60606-4650.

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

1/27/22 *[Signature]*
 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:
 HPP PROPERTIES, LLC

Contact Name and Address:
 Contact: HPP PROPERTIES, LLC C/O JOHN SWEENEY - PPR NOTE CO
 Address: 920 CASSATT ROAD, STE 210
 BERWYN, PA 19312
 Telephone: (312) 344-3529

Mail To:
 ERIC FELDMAN & ASSOCIATES, P.C.
 123 W. Madison St., Suite 1704
 Chicago, IL, 60602
 Att No. 40466
 File No. FC19-4937

REAL ESTATE TRANSFER TAX		07-Feb-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		07-Feb-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-07-329-021-0000 | 20220201617627 | 0-264-229-264

13-07-329-021-0000 | 20220201617627 | 0-769-798-544

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

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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: 1 | 27 | 2022

SIGNATURE: *Isabelle Eisen*
GRANTOR or AGENT

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

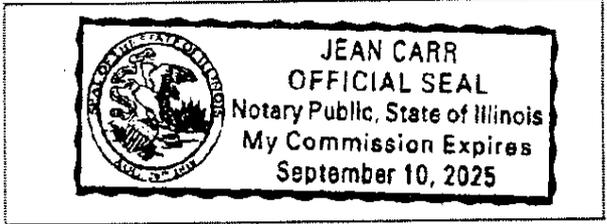
Subscribed and sworn to before me, Name of Notary Public: Jean Carr

By the said (Name of Grantor): Isabelle Eisen

On this date of: 1 | 27 | 2022

NOTARY SIGNATURE: *Jean Carr*

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: 1 | 27 | 2022

SIGNATURE: *Isabelle Eisen*
GRANTEE or AGENT

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

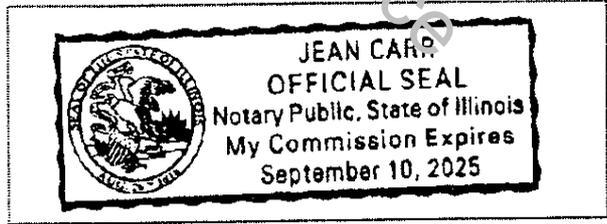
Subscribed and sworn to before me, Name of Notary Public: Jean Carr

By the said (Name of Grantee): Isabelle Eisen

On this date of: 1 | 27 | 2022

NOTARY SIGNATURE: *Jean Carr*

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)**)