

# UNOFFICIAL COPY

Doc#: 2205917061 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/28/2022 10:53 AM 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 October 15, 2021, in Case No. 21 CH 2717, entitled LOAN FUNDER LLC, SERIES 16852 vs. REAGAN B. MAGAT, et al, and pursuant to which the premises

Dec ID 20220201634328

City Stamp 1-870-903-696

hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on January 12, 2022, does hereby grant, transfer, and convey to **AAIA RML, LLC, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 2 IN JAMES ADAMS RESUBDIVISION OF LOTS 19 AND 20 IN CUMMING'S GARFIELD BOULEVARD ADDITION BEING A SUBDIVISION OF LOT 2 IN BLOCK 3 AND LOT 2 IN BLOCK 4 IN CIRCUIT COURT PARTITION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 3913 WEST POLK STREET, CHICAGO, IL 60624

Property Index No. 16-14-313-019-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 10th day of February, 2022.

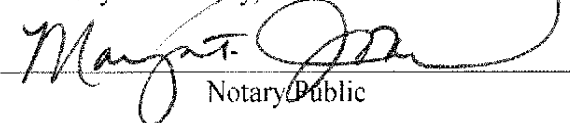
**The Judicial Sales Corporation**

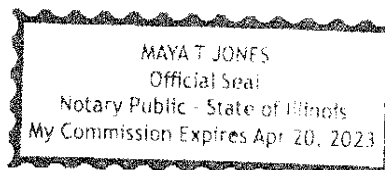
By   
Pamela Murphy-Boylan  
President and Chief Executive Officer

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

10th day of February, 2022

  
Notary Public



# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 3913 WEST POLK STREET, CHICAGO, IL 60624

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

2/15/22                      [Signature]  
 Date                              Buyer, Seller or Representative


Aaron Nevel

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:  
 AAIA RML, LLC, by assignment  
645 Madison Ave, 19<sup>th</sup> Floor  
New York, NY, 10022

Contact Name and Address:  
 Contact: ROC Capital Holdings LLC - c/o Lucas Sarnbrock  
 Address: 645 Madison Ave, 19<sup>th</sup> Floor  
New York, NY, 10022  
 Telephone: 212-607-8381

Mail To:  
 LAW OFFICES OF IRA T. NEVEL, LLC  
 175 N. Franklin Street, Suite 201  
 CHICAGO, IL, 60606  
 Att No. 18837  
 File No. 21-00870

REAL ESTATE TRANSFER TAX		25-Feb-2022
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

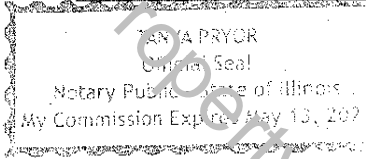
16-14-313-019-0000 | 20220201634328 | 1-870-903-696  
 \* Total does not include any applicable penalty or interest due.

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated 2/15/22, 20 22

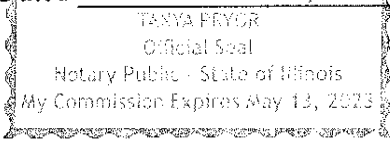


Signature: [Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Tanya Pryor  
This 15 day of Feb, 20 20  
Notary Public [Signature]

The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the state of Illinois.

Dated 2/15/22, 20 22



Signature: [Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Tanya Pryor  
This 15 day of Feb, 20 20  
Notary Public [Signature]

Note: 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 a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)