

JUDICIAL SALE DEED

Doc#. 2208134134 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/22/2022 03:16 PM Pg: 1 of 3

Dec ID 20220201632611

City Stamp 1-508-666-768

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on October 15, 2021 in Case No. 21 CH 3292 entitled LOAN FUNDER LLC, SERIES 15786 vs. REAGAN B. MAGAT and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 20, 2022, does hereby grant, transfer and convey to AAIA RML, LLC the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this February 14, 2022.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Alex Grange
Alex Grange, Secretary

Frederick S. Lappe
Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on February 14, 2022 by Frederick S. Lappe as President and Alex Grange as Secretary of Intercounty Judicial Sales Corporation.



Julie Johnston
Notary Public

Prepared by Frederick S. Lappe, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) _____, February 14, 2022.

UNOFFICIAL COPY

21-01023

Rider attached to and made a part of a Judicial Sale Deed dated February 14, 2022 from INTERCOUNTY JUDICIAL SALES CORPORATION to AAIA RML, LLC and executed pursuant to orders entered in Case No. 21 CH 3292.

LOT 491 IN DOWNING AND PHILLIP'S NORMAL PARK ADDITION, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 149 FEET), IN COOK COUNTY, ILLINOIS.

Commonly known as 7305 SOUTH SANGAMON STREET, CHICAGO, IL 60621

P.I.N. 20-29-221-002-0000

Grantee's Contact Information:

AAIA RML, LLC
645 Madison Ave, 19th Floor
New York, NY 10022

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 (L)
OF THE PROPERTY TAX CODE.

DATE: _____
BUYER - SELLER OR AGENT

RETURN TO:

LAW OFFICES OF IRA T. NEVEL, LLC
Attorney No. 18837
175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 357-1125

REAL ESTATE TRANSFER TAX	21-Mar-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



20-29-221-002-0000 | 20220201832611 | 312-668-788
* Total does not include any applicable penalty or interest due.

MAIL TAX BILLS TO:

ROC Capital Holdings LLC
c/o Lucas Sambrook
645 Madison Ave, 19th Floor
New York, NY 10022
212-607-8381

UNOFFICIAL COPY

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 2/21/22, 2022



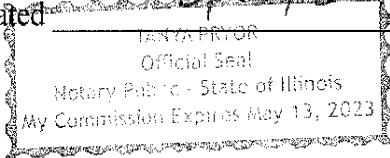
Signature: [Handwritten Signature]
Grantor or Agent

Aaron Novak

Subscribed and sworn to before me
By the said Tanya Pryor
This 20 day of Feb, 2022
Notary Public [Handwritten 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 2/24/22, 2022



Signature: [Handwritten Signature]
Grantee or Agent

Aaron Novak

Subscribed and sworn to before me
By the said Tanya Pryor
This 21 day of Feb, 2022
Notary Public [Handwritten 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.)