



Doc# 2211022026 Fee \$55.00

FORECLOSURE SALE DEED

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2022 10:21 AM PG: 1 OF 3

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 August 24, 2021, in Case No. 2021CH00804, entitled NS201, LLC vs. JEWEL LOCKHART, 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 December 20, 2021, does hereby grant, transfer, and convey to **NS201, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNITS 1, 2, 3, P-1, P-2 AND P-3 IN THE JAZZ ON DREXEL CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF SUBLOT 2 IN THE RESUBDIVISION OF LOTS 1, 2 AND 3 IN JORDAN SAWYER'S RESUBDIVISION OF PART OF BLOCK 15 OF THE RESUBDIVISION OF BLOCKS 15 AND 16 IN CLEAVERVILLE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBLOT 2, THENCE NORTHEASTERLY ALONG THE EAST LINE THEREOF, 25 FEET; THENCE WEST 90.55 FEET TO THE WEST LINE THEREOF, THENCE SOUTH ALONG SAID WEST LINE 23 FEET TO THE SOUTH LINE THEREOF; THENCE EAST 100.77 FEET TO THE POINT OF BEGINNING, AND ALSO THE NORTH 21.48 FEET OF THE WEST 32.00 FEET (AS MEASURED ALONG THE NORTH AND WEST LINE THEREOF) OF SUBLOT 3 IN THE RESUBDIVISION OF LOTS 1, 2 AND 3 IN JORDAN SAWYER'S RESUBDIVISION OF PART OF BLOCK 15 OF THE RESUBDIVISION OF BLOCKS 15 AND 16 IN CLEAVERVILLE, IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0510419007, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

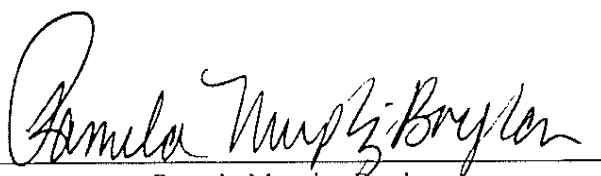
PARCEL 2: THE NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 16 FEET OF THE NORTH 37.48 FEET OF THE WEST 32.00 FEET (AS MEASURED ALONG THE NORTH AND WEST LINES) OF SUBLOT 2 IN THE RESUBDIVISION OF LOTS 1, 2 AND 3 IN JORDAN SAWYER'S RESUBDIVISION OF PART OF BLOCK 15 OF THE RESUBDIVISION OF BLOCKS 15 AND 16 IN CLEAVERVILLE IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS CREATED BY THE EASEMENT RECORDED AS DOCUMENT NUMBER 0510419009.

Commonly known as 4020 SOUTH DREXEL BOULEVARD, UNIT #1, #2, #3, P-1, P-2 AND P-3, CHICAGO, IL 60653

Property Index No. 20-02-105-029-1001; 20-02-105-029-1002; 20-02-105-029-1003; 20-02-105-029-1004; 20-02-105-029-1005; 20-02-105-029-1006, Property Index No. (20-02-105-020-0000; 20-02-105-021-0000; 20-02-105-022-0000 underlying)

Grantor has caused its name to be signed to those present by its President and CEO on this 28th day of February, 2022.

The Judicial Sales Corporation

By 
Pamela Murphy-Boylan
President and Chief Executive Officer

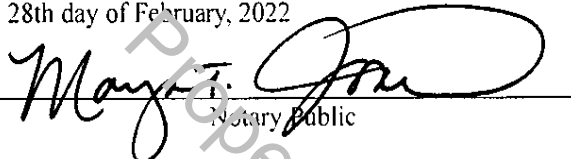
UNOFFICIAL COPY**JUDICIAL SALE DEED**

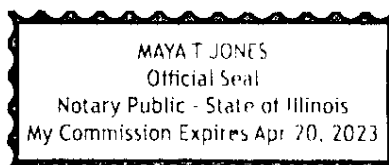
Property Address: 4020 SOUTH DREXEL BOULEVARD, UNIT #1, #2, #3, P-1, P-2 AND P-3,
CHICAGO, IL 60653

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

28th day of February, 2022

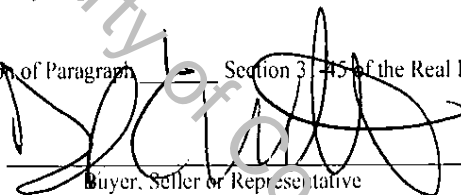

Notary Public



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 3-2-22 Section 3-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3-2-22
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:

NS201, LLC
321 RESEARCH PARKWAY, SUITE 303
MERIDEN, CT 06450

Contact Name and Address:

Contact: NICHOLE PHILLIPS
Address: 120 ERIE CANAL DRIVE, SUITE 240
ROCHESTER, NY 14626
Telephone: (585) 512-1041

REAL ESTATE TRANSFER TAX

04-Apr-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

Mail To:

M. Moses

CODILIS & ASSOCIATES, P.C.

Matthew Moses, ARDC #6278082

15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE, IL, 60527

Att No. 21762

File No. 14-20-06427

20-02-105-029-1001 | 20220301656747 | 1-028-359-056

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

REAL ESTATE TRANSFER TAX

20-Apr-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-02-105-029-1001 | 20220301656747 | 0-700-070-800

UNOFFICIAL COPY

File # 14-20-06427

STATEMENT BY GRANTOR AND GRANTEE

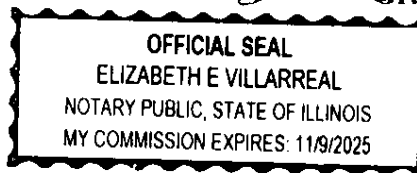
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 2, 2022

Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said AgentDate 3/2/2022Notary Public Elizabeth E. Villarreal
Daniel C. Walters
ARDC # 6270792

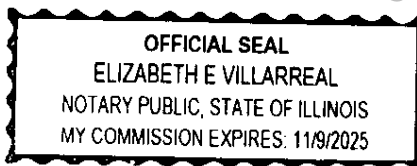
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 2, 2022

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said AgentDate 3/2/2022Notary Public Elizabeth E. Villarreal
Daniel C. Walters
ARDC # 6270792

Note: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)