

UNOFFICIAL COPY

Doc#: 2235525060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2022 11:46 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 13, 2021, in Case No. 2019 CH 07906, entitled BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS

Dec ID 20221201608281

City Stamp 0-476-454-224

MANAGEMENT SERIES I TRUST vs. PERCY TOWNSEND, 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 September 23, 2022, does hereby grant, transfer, and convey to **CASCADE FUNDING MORTGAGE TRUST HB1**, 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 45 IN BLOCK 52 IN CHICAGO UNIVERSITY SUBDIVISION IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 5013 SOUTH WOOD STREET, CHICAGO, IL 60609

Property Index No. 20-07-227-006-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 2nd day of December, 2022.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

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JUDICIAL SALE DEED

Property Address: 5013 SOUTH WOOD STREET, CHICAGO, IL 60609

State of IL, County of COOK ss, I, Heidi Sepulveda, a Notary Public, in and for the County and State aforesaid, do hereby certify that Wendy Morales, personally known to me to be the President and Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and Chief Executive Officer 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

2nd day of December, 2022

Heidi Sepulveda

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

Date
Matthew Moses

Buyer, Seller or Representative

Matthew Moses
ARDC # 6278082

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:
CASCADE FUNDING MORTGAGE TRUST HB1, by assignment
P.O. BOX 24605
WEST PALM BEACH, FL 33416

Contact Name and Address:
Contact: MARTIN LUNA
Address: 1 MORTGAGE WAY
MOUNT LAUREL, NJ 08054
Telephone: (281) 719-1700
Email: PPCV@rmsnav.com

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. 14-19-05506

REAL ESTATE TRANSFER TAX		19-Dec-2022
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *
20-07-227-006-0000 20221201608281 0-476-454-224		

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

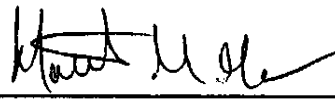
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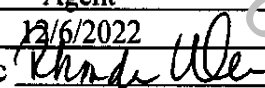
File # 14-19-05506

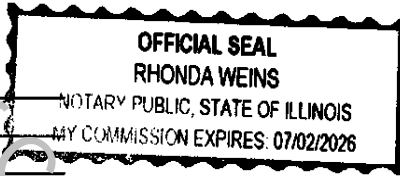
STATEMENT BY GRANTOR AND GRANTEE

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 December 6, 2022

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 12/6/2022
Notary Public 

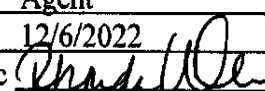


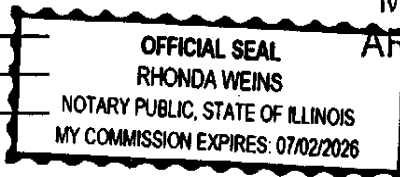
Matthew Moses
ARDC # 6278082

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 December 6, 2022

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 12/6/2022
Notary Public 



Matthew Moses
ARDC # 6278082

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.)