

UNOFFICIAL COPY

Doc#: 2300933112 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/09/2023 01:32 PM Pg: 1 of 4

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 January 22, 2019, in Case No. 18 CH 3968, entitled VRMTG ASSET TRUST vs. LIZZIE TYLER BIVENS, et al, and pursuant to which the premises hereinafter

Dec ID 20230101626757

City Stamp 1-212-441-424

described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on November 15, 2022, does hereby grant, transfer, and convey to **U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE NORTH 5 FEET OF LOT 41, LOT 42 AND THE SOUTH 12 1/2 FEET OF LOT 43 IN BLOCK 4 IN SHERMAN AND KRUTZ ROSELAND PARK ADDITION TO PULLMAN A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (EXCEPT RAILROAD) OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 11315 S. STEWART AVE., CHICAGO, IL 60628

Property Index No. 25-21-216-006-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 5th day of December, 2022.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

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JUDICIAL SALE DEED

Property Address: 11315 S. STEWART AVE., CHICAGO, IL 60628

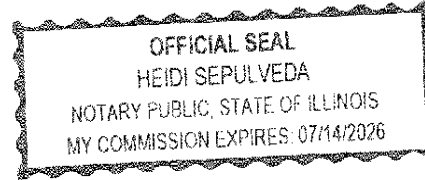
State of IL, County of COOK ss, I, Heidi Sepulveda, a Notary Public, in and for the County and State aforesaid, do hereby certify that Wendy Morales, personally known to me to be the President and Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged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

5th 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 C Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

12/15/22
Date


[Signature]

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:
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR VRMTG ASSET TRUST
*9990 Richmond Ave
Ste 400 South
Houston, TX 77042*

Contact Name and Address:
Contact: *Selene Finance - 4615 South Hillway*
Address: *9990 Richmond Ave Ste 400 South
Houston, TX 77042*
Telephone: *904-549-6161*

REAL ESTATE TRANSFER TAX		05-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

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

25-21-216-006-0000 | 20230101626757 | 1-212-441-424
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 11315 S. STEWART AVE., CHICAGO, IL 60628

File No. 18-04585

Property of Cook County Clerk's Office

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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 December 15, 2022

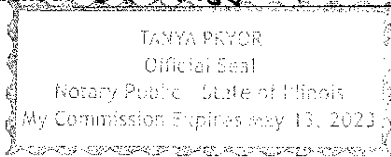


Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Tanya Pryor
This 15 day of Dec, 2022
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 December 15, 2022



Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Tanya Pryor
This 15 day of Dec, 2022
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.)