

# UNOFFICIAL COPY



\*2302715019D\*

Doc# 2302715019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/27/2023 03:09 PM PG: 1 OF 3

## JUDICIAL 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 3, 2018, in Case No. 2016 CH 08053, entitled 4706 WEST WASHINGTON, LLC AS ASSIGNEE OF APEX MORTGAGE CORP. vs. LANDY

OSBEY, 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 February 13, 2019, does hereby grant, transfer, and convey to **GP OPPORTUNITY FUND LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOTS 45 AND 46 IN BLOCK 25 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 4706-4708 WEST WASHINGTON BOULEVARD, Chicago, IL 60644

Property Index No. 16-10-324-031-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 6th day of June, 2019.

The Judicial Sales Corporation

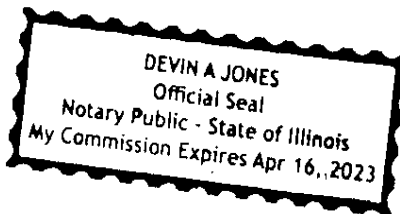
By *Pamela Murphy-Boylan*  
Pamela Murphy-Boylan  
Vice President

State of IL, County of COOK ss, I, Devin A. Jones, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, 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

6th day of June, 2019

*Devin A Jones*  
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 4706-4708 WEST WASHINGTON BOULEVARD, Chicago, IL 60644

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:

GP OPPORTUNITY FUND LLC  
1667 N BISSELL ST #3  
Chicago, IL, 60614

Contact Name and Address:

Contact: GP OPPORTUNITY FUND LLC C/O BRYON FINKE  
Address: 1667 N BISSELL ST #3  
Chicago, IL 60614  
Telephone: 847-910-7115

REAL ESTATE TRANSFER TAX		27-Jan-2023
	CHICAGO:	0.00
	CTA	0.00
	TOTAL:	0.00 *
16-10-324-031-0000   20230101641713   1-825-662-544		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		27-Jan-2023
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-10-324-031-0000   20230101641713   1-455-310-672		

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
 sub par. G and Cook County Ord. 93-0-27 par. \_\_\_\_\_  
 Date 1/27/23 Sign. [Signature]

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 5/13/2021

SIGNATURE: *Amelia Murphy Beyer*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

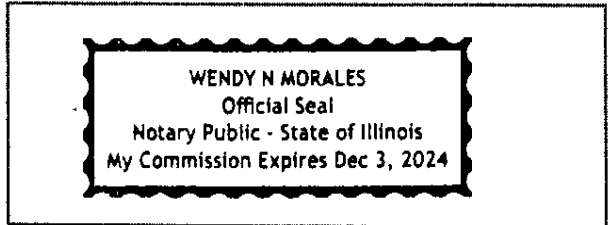
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): *Amelia Murphy Beyer*

On this date of: 5/13/2021

NOTARY SIGNATURE: *Wendy N. Morales*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 5/13/2021

SIGNATURE: *Amelia Murphy Beyer*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

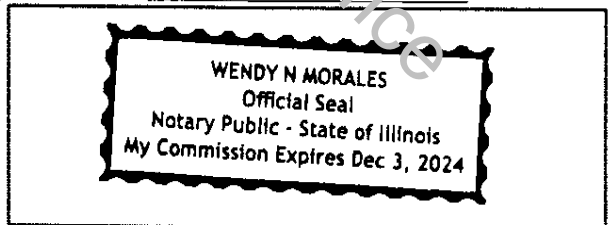
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): *Amelia Murphy Beyer*

On this date of: 5/13/2021

NOTARY SIGNATURE: *Wendy N. Morales*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)