

UNOFFICIAL COPY

Doc#: 2303045304 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2023 02:35 PM 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 September 2, 2022, in Case No. 2018 CH 11280, entitled PHH MORTGAGE CORPORATION vs. JACQUELINE L STEPHENS, et al, and pursuant to which the

Dec ID 20230101638990

City Stamp 0-051-062-608

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 5, 2022, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 117 AND THE WEST 1/2 OF LOT 118 IN MARVIN'S RESUBDIVISION OF LOTS 35 TO 78 (EXCEPT LOTS 56 AND 57 IN THE RESUBDIVISION OF LOTS 8 TO 14 IN BLOCK 5 OF WASHINGTON HEIGHTS) IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1741 W 106TH STREET, CHICAGO, IL 60643

Property Index No. 25-18-212-003-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 19th day of January, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

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JUDICIAL SALE DEED

Property Address: 1741 W 106TH STREET, CHICAGO, IL 60643

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

19th day of January, 2023

Heidi Sepulveda

Notary Public



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

Exempt under provision of Paragraph 123-23 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

123-23
Date

Daniel C. Walters

Buyer, Seller or Representative

Daniel C. Walters
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:
FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment
P.O. Box 650043
DALLAS, TX 75265

Contact Name and Address:

Contact: BILLY SELMAN

Address: GRANITE PARK VII, 5600 GRANITE PARKWAY
PLANO, TX 75024

Telephone: (800) 232-6643

REAL ESTATE TRANSFER TAX		30-Jan-2023
	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. 14-18-06580

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

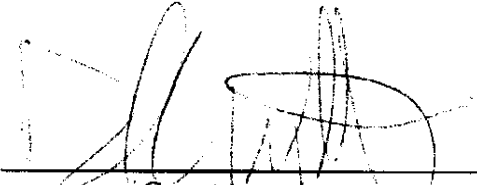
UNOFFICIAL COPY

File # 14-18-06580

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 January 23, 2023

Signature: 
Grantor or Agent

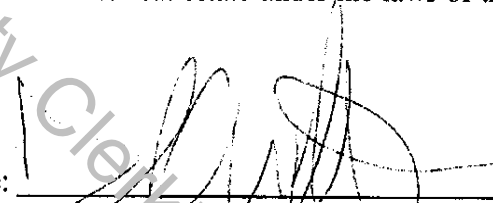
Subscribed and sworn to before me
By the said Agent
Date 1/23/2023
Notary Public Gemma Young



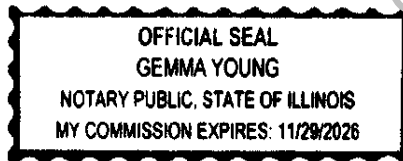
Daniel C. Walters
ARDC # 6270792

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 January 23, 2023

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 1/23/2023
Notary Public Gemma Young



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.)