



20-03087 JL

**FORECLOSURE SALE-DEED**

Doc# 2303016089 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/30/2023 02:07 PM 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 May 23, 2022, in Case No. 2019 CH 14213, entitled NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. JASON T KOMYATTI A/K/A JASON

KOMYATTI, 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 July 11, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS AND IS DESCRIBED AS FOLLOWS.

ALL THAT PARCEL OF LAND IN CITY OF CHICAGO-HEIGHTS, COOK COUNTY, STATE OF ILLINOIS, AS DESCRIBED IN DEED DOC # 0507402530, ID # 22-19-318-017, BEING KNOWN AND DESIGNATED AS:

LOT 17 IN BLOCK 1 IN SANDRA HEIGHTS SUBDIVISION BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, (EXCEPT THAT PART LYING SOUTH OF MICHIGAN CENTRAL RAILROAD AND EXCEPT RAILROAD AND EXCEPT THE NORTH 33 FEET DEDICATED FOR STREET, AND EXCEPT 66 FOOT STRIP DEDICATED FOR HICKORY STREET) IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 564 WEST 16TH STREET, CHICAGO HEIGHTS, IL 60411

Property Index No. 32-19-318-017-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 19th day of December, 2022.

The Judicial Sales Corporation

Wendy Morales  
President and Chief Executive Officer

EXEMPTION APPROVED

  
CITY CLERK  
CITY OF CHICAGO HEIGHTS

R.D.  
1-24-23  
CITY CLERK

# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 564 WEST 16TH STREET, CHICAGO HEIGHTS, IL 60411

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 December, 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 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

1-4-23

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:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION c/o BILLY SELMAN  
Address: 5600 GRANITE PARKWAY, BLDG VII  
PLANO, TX 75024  
Telephone: (972) 656-7780

Mail To:

MCCALLA RAYMER LEIBERT PIERCE, LLC  
One North Dearborn Street, Suite 1200  
Chicago, IL, 60602  
Att No. 61256  
File No. 20-03087IL\_603993

REAL ESTATE TRANSFER TAX		30-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
32-19-31B-017-0000		20230101641234   1-572-218-704

# UNOFFICIAL COPY

## 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: 1 | 4 | 20 23

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

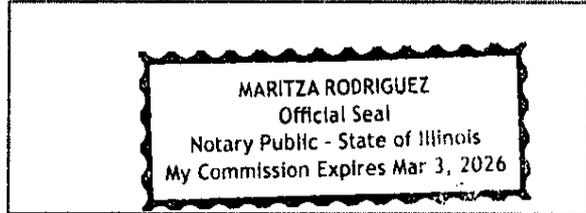
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent

On this date of: 11 | 4 | 20 23

NOTARY SIGNATURE: [Signature]

Maritza Rodriguez  
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: 11 | 4 | 20 23

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

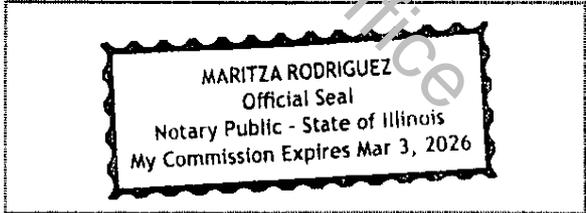
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 11 | 4 | 20 23

NOTARY SIGNATURE: [Signature]

Maritza Rodriguez  
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)**)