

UNOFFICIAL COPY

Doc#. 2303140007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2023 09:14 AM Pg: 1 of 4

Dec ID 20230101642753

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 12, 2022, in Case No. 2022 CH 00245, entitled FREEDOM MORTGAGE CORPORATION vs. RYAN BROWNING, 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 November 7, 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 107 AND THE SOUTH 1/2 OF LOT 106; ALSO THE WEST 1/2 OF THE VACATED ALLEY LYING SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF LOT 106 EXTENDED EAST AND NORTH OF THE SOUTH LINE OF LOT 107 EXTENDED EAST; ALL IN AUSPITZ AND OAKES BROOKFIELD PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4; ALSO THE EAST 6.8368 ACRES (EXCEPT ROAD) OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4611 VERNON AVE, BROOKFIELD, IL 60513

Property Index No. 18-03-427-052-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 7th day of December, 2022.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

UNOFFICIAL COPY**JUDICIAL SALE DEED**

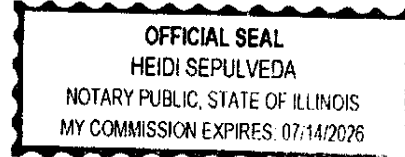
Property Address: 4611 VERNON AVE, BROOKFIELD, IL 60513

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

7th day of December, 2022

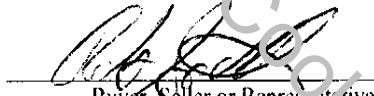

 Notary Public



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).

1/30/23
 Date


 Buyer, Seller or Representative

Robert Spickerman
 ARDC # 6298715

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

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. 14-21-04333

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Village of Brookfield Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with
Village of Brookfield Ordinance #2021-53

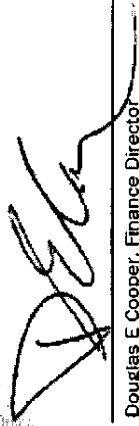
Property Address: 4611 VERNON AVE

Name of Seller: KATIE KOZIOL

Date of Issuance: 01/26/2023

Amount Paid: \$1,993.83

Certificate is valid for 30 days from date of issuance


Douglas E. Cooper, Finance Director

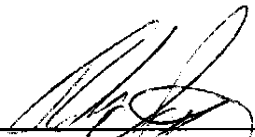
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File # 14-21-04333

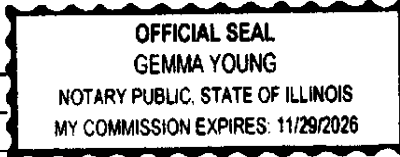
STATEMENT BY GRANTOR AND GRANTEE

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 30, 2023

Signature: 
Grantor or Agent


Subscribed and sworn to before me
By the said Agent
Date 1/30/2023
Notary Public Gemma Young



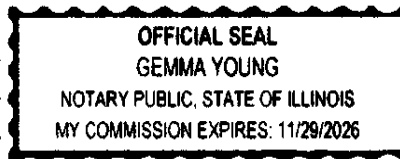
Robert Spickerman
ARDC # 6298715

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 30, 2023

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 1/30/2023
Notary Public Gemma Young



Robert Spickerman
ARDC # 6298715

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.)