



**UNOFFICIAL COPY****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 July 6, 2022, in Case No. 2022 CH 02242, entitled MORTGAGE ASSETS MANAGEMENT, LLC vs. RHONDA FLANNIGAN, 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 October 31, 2022, does hereby grant, transfer, and convey to CASCADE FUNDING MORTGAGE TRUST HB7 ALTERNATIVE HOLDINGS, 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 20 AND THE NORTH HALF OF LOT 21 IN BLOCK 14 IN JERNBERG'S SUBDIVISION OF BLOCKS 2, 5, 6, 7, 8, 11 TO 28 AND THE RESUBDIVISION OF BLOCK 4 OF ROOD AND WESTON'S ADDITION TO MORGAN PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER (EXCEPT THE NORTH 20 ACRES THEREOF) AND THE EAST HALF OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 20 ACRES THEREOF) OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 11420 S CARPENTER STREET, CHICAGO, IL 60643

Property Index No. 25-20-220-043-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 15th day of December, 2022.

**The Judicial Sales Corporation**



Wendy Morales  
President and Chief Executive Officer

Doc#: 2300633437 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/06/2023 04:00 PM Pg: 1 of 3

Dec ID 20221201617021

City Stamp 0-784-606-032

# UNOFFICIAL COPY

## JUDICIAL SALE DEED

Property Address: 11420 S CARPENTER 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

15th 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).

12/16/22  
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:  
CASCADE FUNDING MORTGAGE TRUST HB7 ALTERNATIVE HOLDINGS, by assignment  
P.O. BOX 24605  
WEST PALM BEACH, FL 33416

Contact Name and Address:

Contact: MARTIN LUNA  
Address: 1 MORTGAGE WAY  
MOUNT LAUREL, NJ 08054  
Telephone: (281) 719-1700  
Email: PPCV@rmsnav.com

REAL ESTATE TRANSFER TAX		04-Jan-2023
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

25-20-220-043-0000 | 20221201617021 | 0-784-606-032  
\* Total does not include any applicable penalty or interest due.

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. 14-22-01515

# UNOFFICIAL COPY

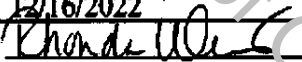
File # 14-22-01515

## 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 December 16, 2022

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 12/16/2022  
Notary Public 

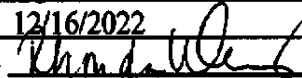


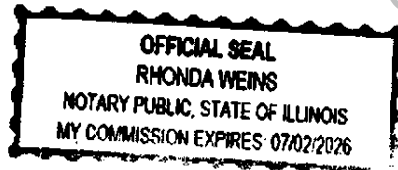
Robert Spickerman  
ARDC # 6298715

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 December 16, 2022

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 12/16/2022  
Notary Public 



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.)