

# UNOFFICIAL COPY

Doc#: 2303741245 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/06/2023 02:59 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 June 17, 2022, in Case No. 2022 CH 00115, entitled TOWNE MORTGAGE COMPANY vs. ANDERSON E. FLAGG, et al, and pursuant to which the premises

Dec ID 20230101642215

City Stamp 1-510-627-152

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 24, 2022, does hereby grant, transfer, and convey to **TOWNE MORTGAGE COMPANY** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 5 IN BLOCK 2 IN THE RESUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 5 AND VACATED ALLEYS IN LANSINGH'S SECOND ADDITION TO CHICAGO A SUBDIVISION OF LOTS 2,3,4,17,18 AND 19 (EXCEPT THE WEST 146.17 FEET OF SAID LOTS 4 AND 17) IN J.H. KEDZIE'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 1616 S MILLARD AVE, CHICAGO, IL 60623

Property Index No. 16-23-306-023-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 11th day of January, 2023.

**The Judicial Sales Corporation**



Wendy Morales  
President and Chief Executive Officer

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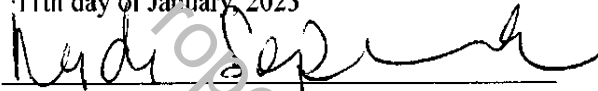
## JUDICIAL SALE DEED

Property Address: 1616 S MILLARD AVE, CHICAGO, IL 60623

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

11th day of January, 2023

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

  
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:  
TOWNE MORTGAGE COMPANY  
2170 E. BIG BEAVER ROAD, SUITE A  
TROY, MI 48083

Contact Name and Address:

Contact: ALYSSA PAULS  
Address: 2170 E. BIG BEAVER ROAD, SUITE A  
TROY, MI 48083  
Telephone: (800) 979-9977

| REAL ESTATE TRANSFER TAX  |               | 06-Feb-2023   |
|---|---------------|---------------|
|  | CHICAGO:      | 0.00          |
|   | CTA:          | 0.00          |
|   | <b>TOTAL:</b> | <b>0.00 *</b> |

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. 14-21-04363

16-23-306-023-0000 | 20230101642215 | 1-510-627-152  
\* Total does not include any applicable penalty or interest due.

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File # 14-21-04363

## 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 27, 2023

Signature:   
Grantor or Agent


Subscribed and sworn to before me  
By the said Agent  
Date 1/27/2023  
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 27, 2023

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 1/27/2023  
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.)