

UNOFFICIAL COPY

Doc#: 2303741246 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2023 03:00 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 October 1, 2021, in Case No. 2021 CH 01726, entitled WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT

Dec ID 20230201644226

City Stamp 0-355-096-400

INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. CAROLYN IRVING, 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 10, 2022, does hereby grant, transfer, and convey to **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 65 (EXCEPT THE SOUTH 10 FEET THEREOF) AND THE SOUTH 19 FEET OF LOT 66 IN DEYOUNG'S SUBDIVISION OF BLOCK 15 OF FERNWOOD, BEING A RESUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 10123 S LAFAYETTE AVE, CHICAGO, IL 60628

Property Index No. 25-09-423-007-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 30th day of January, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

UNOFFICIAL COPY**JUDICIAL SALE DEED**

Property Address: 10123 S LAFAYETTE AVE, CHICAGO, IL 60628

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

30th 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 _____ Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

1/31/23
Date

Christina Butera
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:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
3501 OLYMPUS BLVD., 5TH FLOOR, SUITE 500
DALLAS, TX 75019

Contact Name and Address:

Contact: JOE JARET
Address: 3501 OLYMPUS BLVD., 5TH FLOOR, SUITE 500
DALLAS, TX 75019
Telephone: (713) 625-2042

REAL ESTATE TRANSFER TAX

06-Feb-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. 14-21-00780

25-09-423-007-0000 | 20230201644226 | 0-355-096-400

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

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File # 14-21-00780

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 31, 2023

Signature: *Christine Gates*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 1/31/2023
Notary Public *Gemma Young*

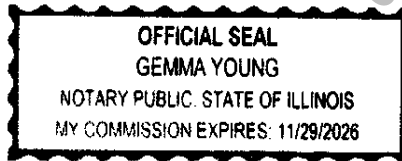


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 31, 2023

Signature: *Christine Gates*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 1/31/2023
Notary Public *Gemma Young*



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.)