

UNOFFICIAL COPY

Doc#: 2304506107 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2023 10:10 AM Pg: 1 of 3

Dec ID 20230201651601

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 6, 2022, in Case No. 2022 CH 05270, entitled MORTGAGE ASSETS MANAGEMENT, LLC vs. BERNARD SEIDEL, 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 December 12, 2022, does hereby grant, transfer, and convey to **CASCADE FUNDING MORTGAGE TRUST HB8**, by **assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNIT 1923-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PHEASANT TRAIL CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 85155810, IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 85155810.

Commonly known as 1675 W PARTRIDGE LN. UNIT 1, ARLINGTON HEIGHTS, IL 60004

Property Index No. 03-06-100-018-1141

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 7th day of February, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

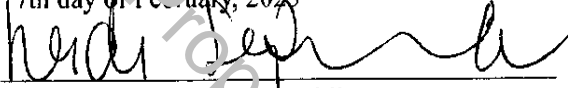
UNOFFICIAL COPY**JUDICIAL SALE DEED**

Property Address: 1675 W PARTRIDGE LN, UNIT 1, ARLINGTON HEIGHTS, IL 60004

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 February, 2023



 Notary Public



This Deed was prepared by August K. 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).

2-10-23
 Date



 Buyer, Seller or Representative

Matthew Moses
ARDC # 6278082

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 HB8, 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

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. 14-22-03480

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File # 14-22-03480

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 February 10, 2023

Signature: *Matthew Moses*
Grantor or Agent

Subscribed and sworn to before me

By the said Agent

Date 2/10/2023

Notary Public *Gemma Young*



Matthew Moses
ARDC # 6276082

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 February 10, 2023

Signature: *Matthew Moses*
Grantee or Agent

Subscribed and sworn to before me

By the said Agent

Date 2/10/2023

Notary Public *Gemma Young*



Matthew Moses
ARDC # 6276082

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.)