

UNOFFICIAL COPY

Doc#. 2309513056 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2023 11:43 AM Pg: 1 of 3

Dec ID 20230301668231

City Stamp 1-099-028-688

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 14, 2022, in Case No. 2022 CH 05058, entitled BRIGHTHOUSE LIFE INSURANCE COMPANY vs. ANDREA JO TASHIRO AS CO-TRUSTEE OF THE

JEFFREY A. DUDEK LIVING TRUST U/A DATED DECEMBER 7, 2020, 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), said grantor on January 17, 2023, does hereby grant, transfer, and convey to **BRIGHTHOUSE LIFE INSURANCE COMPANY** 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 138-3 IN THE 138 S. SACRAMENTO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 51 IN FRANCIS B. LITTLE'S RESUBDIVISION OF BLOCK 1 IN DEBY AND WALLACE'S SUBDIVISION OF THAT PART SOUTH OF BARRY POINT ROAD IN THE NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0709215063, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

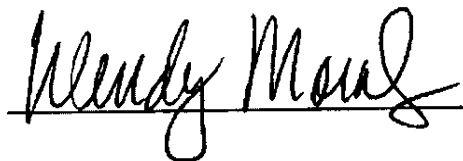
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. 0709215063.

Commonly known as 138 SOUTH SACRAMENTO AVENUE #3, CHICAGO, IL 60612

Property Index No. 16-13-115-060-1003

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 2nd day of March, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

UNOFFICIAL COPY**JUDICIAL SALE DEED**

Property Address: 138 SOUTH SACRAMENTO AVENUE #3, CHICAGO, IL 60612

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

12nd day of March, 2023


 Notary Public


This Deed was prepared by August L. Dutera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph 3-1-03 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3-1-03
Date


Buyer, Seller or Representative

Daniel C. Walters
ARDC # 6270792

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:

BRIGHTHOUSE LIFE INSURANCE COMPANY
55 BEATTIE PLACE, SUITE 110
GREENVILLE, SC 29601

Contact Name and Address:

Contact: CATHY PHILEGM
Address: 75 BEATTIE PLACE, SUITE 300
GREENVILLE, SC 29601
Telephone: (832) 775-7749

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. 14-22-04041

REAL ESTATE TRANSFER TAX

As of Apr-2023

| | | |
|---|---------------|---------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

16-13-115-060-1003 | 20230301668231 | 1-099-028-668
 * Total does not include any applicable penalty or interest due.

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File # 14-22-04041

STATEMENT BY GRANTOR AND GRANTEE

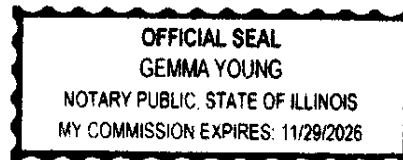
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 6, 2023

Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said AgentDate 3/6/2023Notary Public Gemma YoungDaniel C. Walters
ARDC # 6270792

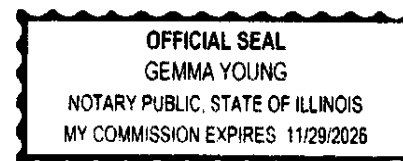
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 6, 2023

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said AgentDate 3/6/2023Notary Public Gemma YoungDaniel C. Walters
ARDC # 6270792

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.)