

UNOFFICIAL COPY

Doc#: 2314308074 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2023 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 December 15, 2022, in Case No. 2022 CH 06433, entitled WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN ABS

Dec ID 20230501620792

City Stamp 1-128-909-520

MORTGAGE LOAN TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. NEVILLE MUIR SR., 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 March 17, 2023, does hereby grant, transfer, and convey to **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN ABS MORTGAGE LOAN TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

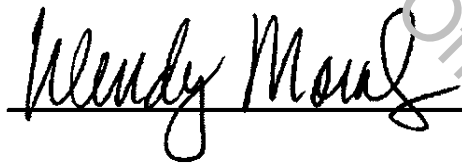
THE SOUTH 50 FEET OF LOT 1 AND THE SOUTH 50 FEET OF THE EAST 10 FEET OF LOT 2 IN BLOCK 8 IN F.H. DOLAND'S SUBDIVISION OF 590 FEET LYING EAST OF AND ADJOINING THE WEST 175 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 7318 NORTH GREENVIEW AVENUE, CHICAGO, IL 60626

Property Index No. 11-29-316-011-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 10th day of May, 2023.

The Judicial Sales Corporation

A handwritten signature in black ink, appearing to read "Wendy Morales", is written over a horizontal line.

Wendy Morales
President and Chief Executive Officer

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JUDICIAL SALE DEED

Property Address. 7318 NORTH GREENVIEW AVENUE, CHICAGO, IL 60626

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

10th day of May, 2023


 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 12 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)
5/11/23
 Date


 Buyer, Seller or Representative

 Christine Coates
 ARDC # 6308768

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:

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN ABS MORTGAGE LOAN TRUST
 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1
 8950 CYPRESS WATERS BLVD
 COPPELL, TX 75019

Contact Name and Address:

Contact: JAIME BURGESS
 Address: 8950 CYPRESS WATERS BLVD
 COPPELL, TX 75019
 Telephone: (972) 956-6850

REAL ESTATE TRANSFER TAX

22-May-2025



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. 14-22-04542

11-29-316-011-0000 | 20230501620792 | 1- 28-909-520

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

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File # 14-22-04542

STATEMENT BY GRANTOR AND GRANTEE

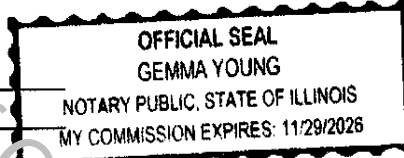
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 11, 2023

Signature: _____

**Grantor or Agent**

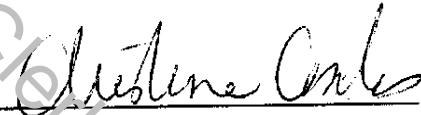
Subscribed and sworn to before me

By the said AgentDate 5/11/2023Notary Public Gemma YoungChristine Coates
ARDC # 6308768

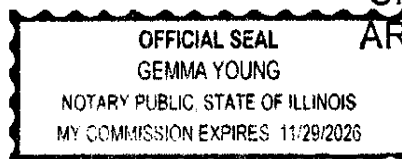
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 11, 2023

Signature: _____

**Grantee or Agent**Christine Coates
ARDC # 6308768

Subscribed and sworn to before me

By the said AgentDate 5/11/2023Notary 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.)