

UNOFFICIAL COPY

Doc#: 2314540153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/25/2023 12:29 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 January 10, 2023, in Case No. 2021 CH 04570, entitled CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. vs.

Dec ID 20230501626478

City Stamp 1-063-693-008

COURTNEY FIELDS, 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 April 11, 2023, does hereby grant, transfer, and convey to CITIZENS BANK, N.A. the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 463 AND THE NORTH 5 FEET, 9 INCHES OF LOT 464 IN DOWNING AND PHILLIP'S NORMAL PARK ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 149 FEET THEREOF) IN COOK COUNTY, ILLINOIS

Commonly known as 7155 S SANGAMON STREET, CHICAGO, IL 60621

Property Index No. 20-29-205-027-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 17th day of May, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

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JUDICIAL SALE DEED

Property Address: 7155 S SANGAMON STREET, CHICAGO, IL 60621

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

17th day of May, 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 10 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5/18/23
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:
CITIZENS BANK, N.A.
PO BOX 2800
GLEN ALLEN, VA 23059

Contact Name and Address:

Contact: ANDREW BENFORD
Address: 10 TRIPPS LANE
RIVERSIDE, RI 02915
Telephone: (401) 248-6540

REAL ESTATE TRANSFER TAX		May-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-29-205-027-0000 | 20230501626479 | 1-063-693-008

* Total does not include any applicable penalty or interest due

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. 14-20-03063

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File # 14-20-03063

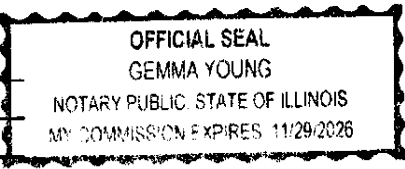
STATEMENT BY GRANTOR AND GRANTEE

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 18, 2023

Signature: *Christine Coates*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 5/18/2023
Notary Public *Gemma Young*



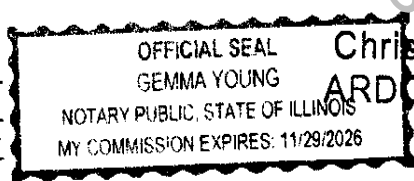
Christine Coates
ARDC # 6308768

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 18, 2023

Signature: *Christine Coates*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 5/18/2023
Notary Public *Gemma Young*



Christine Coates
ARDC # 6308768

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.)