

UNOFFICIAL COPY

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 8, 2022, in Case No. 2022 CH 04130, entitled NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. MOHAMMED CHYAD, 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 10, 2023, does hereby grant, transfer, and convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT NO. C-2-W IN TOUHY TERRACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20 AND 21 IN BLOCK 6 IN DOLAND'S SUBDIVISION IN ROGERS PARK, BEING A SUBDIVISION OF SOUTHEAST FRACTIONAL 1/4, SOUTH OF INDIAN BOUNDARY LINE OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1887 AS DOCUMENT NO. 1204416; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 25023490 AND IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NO. 3100228 TOGETHER WITH ITS UNDIVIDED 5.79 PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Commonly known as 1714 W. TOUHY AVENUE, UNIT C2W, CHICAGO, IL 60626

Property Index No. 11-30-423-035-1012

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



Doc# 2314657007 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2023 10:41 AM PG: 1 OF 3

REAL ESTATE TRANSFER TAX 26-May-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

11-30-423-035-1012 | 20230501625868 | 0-249-653-968

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

REAL ESTATE TRANSFER TAX 26-May-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

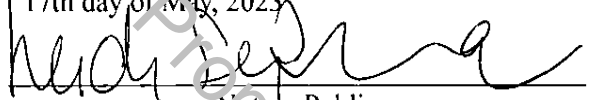
11-30-423-035-1012 | 20230501625868 | 0-110-062-288

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 1714 W. TOUHY AVENUE, UNIT C2W, 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

17th 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 0 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5/19/23 
Date 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:
FEDERAL HOME LOAN MORTGAGE CORPORATION, by assignment

↓
Contact Name and Address:
Contact: FEDERAL HOME LOAN MORTGAGE CORPORATION
Address: 55 BEATTIE PLACE, STE. 110
GREENVILLE, SC 29601
Telephone: (864) 312-4365

Mail To:
JOHNSON, BLUMBERG & ASSOCIATES, LLC
30 N. LASALLE STREET, SUITE 3650
Chicago, IL, 60602
Att No. 40342
File No. 22 9449

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois:

DATED: 5 19 23

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

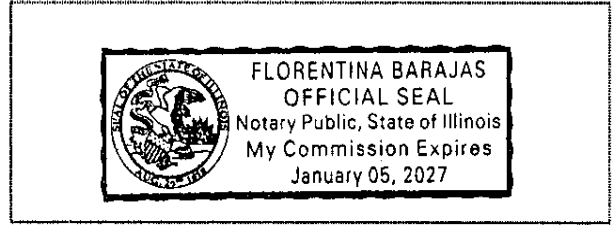
Florentina Barajas

By the said (Name of Grantor): Judicial Sales Corp

AFFIX NOTARY STAMP BELOW

On this date of: 5 19 23

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 5 19 23

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

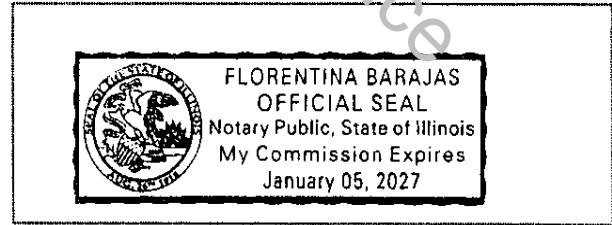
Florentina Barajas

By the said (Name of Grantee): Federal Home Loan

AFFIX NOTARY STAMP BELOW

On this date of: 5 19 23

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)