

# UNOFFICIAL COPY



\*2314657008\*

## 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 November 28, 2022, in Case No. 2021 CH 01133, entitled TOWD POINT MORTGAGE TRUST 2017-6, U.S. BANK NATIONAL ASSOCIATION, AS

Doc# 2314657008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2023 10:43 AM PG: 1 OF 3

INDENTURE TRUSTEE vs. CHIQUITA WASHINGTON, 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 2, 2023, does hereby grant, transfer, and convey to **TOWD POINT MORTGAGE TRUST 2017-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 7 IN THE SUBDIVISION OF THE EAST 1/2 OF LOT 14 AND LOTS 15 AND 16 IN THE SUBDIVISION OF LOTS B, C, D, E AND F IN HIGGINS, LAFLIN AND FURBER'S SUBDIVISION OF PART OF THE NORTH ? OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 3 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE PRINCIPAL MERIDIAN (LYING WEST OF VINCENNES AVENUE), IN COOK COUNTY, ILLINOIS.

Commonly known as 434 E. 42nd Place, CHICAGO, IL 60653

Property Index No. 20-03-220-027-0000

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

REAL ESTATE TRANSFER TAX	26-May-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	26-May-2023
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

20-03-220-027-0000 | 20230501626055 | 0-893-545-168

20-03-220-027-0000 | 20230501626055 | 1-443-850-960

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

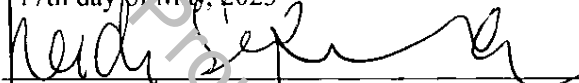
# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 434 E. 42nd Place, CHICAGO, IL 60653

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



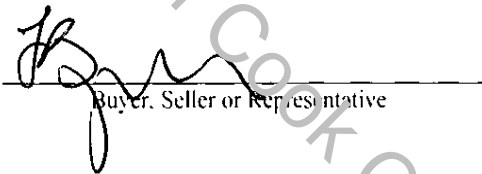
Notary Public



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:  
TOWD POINT MORTGAGE TRUST 2017-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE



Contact Name and Address:

Contact: TOWD POINT MORTGAGE TRUST 2017-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE  
Address: 3217 SOUTH DECKER LAKE DRIVE  
SALT LAKE CITY, UT 84165  
Telephone: (801) 293-1883

Mail To:  
JOHNSON, BLUMBERG & ASSOCIATES, LLC  
30 N. LASALLE STREET, SUITE 3650  
Chicago, IL, 60602  
Att No. 40342  
File No. 21-8392

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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 | 20 23

SIGNATURE: *David J. [Signature]*  
GRANTOR or AGENT

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

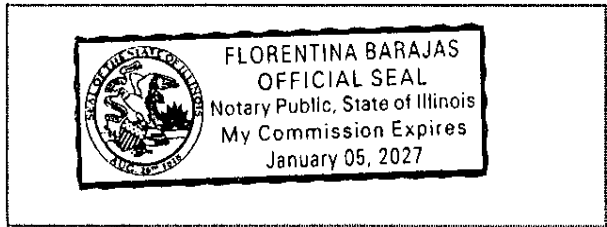
Subscribed and sworn to before me, Name of Notary Public: *Florentina Barajas*

By the said (Name of Grantor): *Medical Subs Corp.*

On this date of: 5 | 19 | 20 23

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### 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 | 20 23

SIGNATURE: *David J. [Signature]*  
GRANTEE or AGENT

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

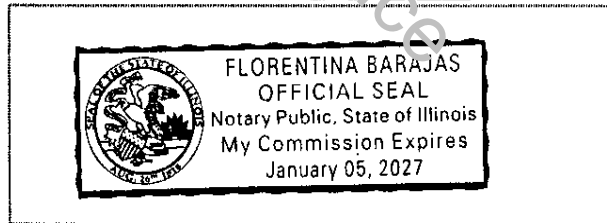
Subscribed and sworn to before me, Name of Notary Public: *Florentina Barajas*

By the said (Name of Grantee): *Todd Pratt*

On this date of: 5 | 19 | 20 23

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



### 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)**