

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 13, 2022, in Case No. 20 CH 01728, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. MIGUEL MENDEZ, 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 14, 2023, does hereby grant, transfer, and convey to **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

Doc# 2314622001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2023 09:26 AM PG: 1 OF 3

LOT 31 AND THE WEST 1/2 OF LOT 30 IN BLOCK 134 IN SOUTH CHICAGO, A SUBDIVISION OF ALL THAT PART OF SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, SOUTHWEST OF THE PITTSBURGH, FORT WAYNE AND CHICAGO RAILROAD AND WEST OF THE CALUMET RIVER (EXCEPTING LAND BELONGING TO THE NORTHWESTERN FERTILIZING COMPANY, ALSO, THE NORTHEAST FRACTIONAL 1/4 AND EAST 2/3 OF THE NORTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, A PLAT OF WHICH SUBDIVISION WAS FILED JUNE 29, 1875 IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS AND RECORDED IN BOOK 10 OF MAPS, PAGES 11 AND 12, IN COOK COUNTY, ILLINOIS.

Commonly known as 2906 E. 97TH ST., CHICAGO, IL 60617

Property Index No. 26-07-119-034-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 11th day of May, 2023.

The Judicial Sales Corporation

 Wendy Morales
 President and Chief Executive Officer

REAL ESTATE TRANSFER TAX		26-May-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
26-07-119-034-0000 20230501629339 0-672-230-096		

REAL ESTATE TRANSFER TAX		26-May-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*
26-07-119-034-0000 20230501629339 0-585-198-288		

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

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JUDICIAL SALE DEED

Property Address: 2906 E. 97TH ST., CHICAGO, IL 60617

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

11th day of May, 2023

Heidi Sepulveda

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

August R. Butera

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:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219
(888) 310-1506

Contact Name and Address:

Contact: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION - SHEILEY ADRESSI
Address: 3415 VISION DRIVE
COLUMBUS, OH 43219
Telephone: (888) 310-1506

Mail To:
Veronika J. Miles
HEAVNER, BEYERS & MIHLAR, LLC
601 E. William St.
DECATUR, IL, 62523
Att No. 40387
File No. 404219

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STATEMENT BY GRANTOR AND GRANTEE

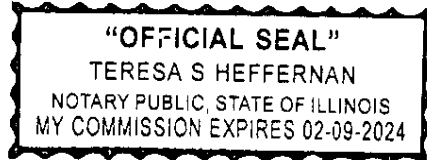
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate 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 24, 2023

Jody Kersch
Grantor or Agent

Subscribed and sworn to before me this 24th day of May, 2023.

Teresa S Heffernan
Notary Public



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 24, 2023

Jody Kersch
Grantor or Agent

Subscribed and sworn to before me this 24th day of May, 2023.

Teresa S Heffernan
Notary Public



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.