

UNOFFICIAL COPY

Doc#: 2315128020 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/31/2023 09:28 AM Pg: 1 of 3

Dec ID 20230501633466

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 01674, entitled WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST

I vs. KATREAL CARTER A/K/A KATREAL L CARTER A/K/A KATIE CARTER-BROWN A/K/A KATIE CARTER, 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 14, 2023, does hereby grant, transfer, and convey to **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNIT 2249 WILLOW IN THE HARWOOD COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 1 OF HARWOOD AVENUE APARTMENTS RESUBDIVISION OF LOTS 17 TO 32 INCLUSIVE IN BLOCK 6 AND LOTS 1 TO 7 ALSO THE VACATED PORTION OF ELM AVENUE LYING BETWEEN SAID BLOCK 6 AND 7 SOUTH OF THE SOUTH LINE OF WILLOW ROAD NORTH OF THE NORTH LINE OF HEATHER STREET AND EAST OF THE EASTERLY LINE OF HARWOOD AVENUE; ALL IN SOUTH HOMEWOOD A SUBDIVISION OF ALL OF THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE ILLINOIS CENTRAL RAILROAD (ON THE WEST AND THE CHICAGO AND VINCENNES ROAD ON THE EAST) AND BETWEEN THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 AND A LINE 902 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09152098 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID IN COOK COUNTY ILLINOIS.

Commonly known as 2249 WILLOW ROAD #2249, HOMEWOOD, IL 60450

Property Index No. 32-06-112-036-1003

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 24th day of May, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

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JUDICIAL SALE DEED

Property Address: 2249 WILLOW ROAD #2249, HOMEWOOD, IL 60430

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

24th day of May, 2023

Heidi Sepulveda

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

05/24/23
Date

Wendy Morales
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

Matthew Moses
ARDC # 6278082

Grantee's Name and Address and mail tax bills to:
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I
1600 SOUTH DOUGLASS ROAD, SUITE 200-A
ANAHEIM, CA 92806

Contact Name and Address:
Contact: LETXY SOSA - MANAGER, POST FORECLOSURE
Address: 1600 SOUTH DOUGLASS ROAD, SUITE 200-A
ANAHEIM, CA 92806
Telephone: (800) 561-4567

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. 14-22-06160

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File # 14-22-06160

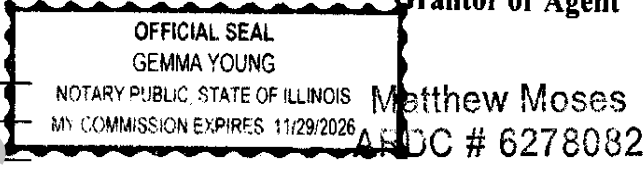
STATEMENT BY GRANTOR AND GRANTEE

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 30, 2023

Signature: *Matthew Moses*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 5/30/2023
Notary Public *Gemma Young*

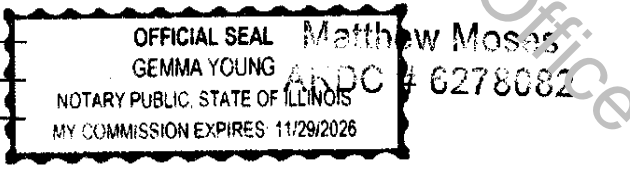


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 30, 2023

Signature: *Matthew Moses*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 5/30/2023
Notary 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.)