

# UNOFFICIAL COPY

Doc#: 2315206160 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2023 11:58 AM Pg: 1 of 3

Dec ID 20230501634822

## 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 14, 2022, in Case No. 2022 CH 06268, entitled THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR

REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 vs. CASSANDRA COINS, 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 20, 2023, does hereby grant, transfer, and convey to **THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE SOUTH 17.59 FEET OF LOT 4 AND ALL OF LOT 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 4 IN SMITHS ADDITION TO MAYWOOD, A SUBDIVISION OF EAST 693 FEET OF THE SOUTHEAST 1/4 AND THE EAST 693 FEET OF THE NORTHEAST 1/4 LYING SOUTH OF CHICAGO, NORTHWESTERN RAILROAD COMPANY OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 318 SOUTH 9TH AVENUE, MAYWOOD, IL 60153

Property Index No. 15-10-409-015-0000

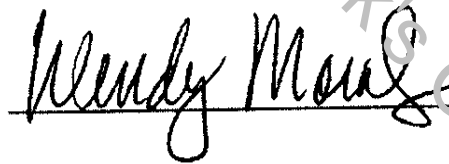
Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 10th day of May, 2023.

The Judicial Sales Corporation

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (F), SECTION (5) OF THE VILLAGE OF MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

  
AUTHORIZED SIGNATURE

5/23/2023  
DATE



Wendy Morales  
President and Chief Executive Officer

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## JUDICIAL SALE DEED

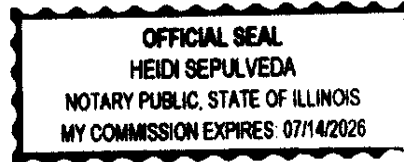
Property Address: 318 SOUTH 9TH AVENUE, MAYWOOD, IL 60153

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

10th day of May, 2023

*Heidi Sepulveda*  
Notary Public



This Deed was prepared by August K. Futera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph 1 Section 11-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5-31-23  
Date

*[Signature]*  
Buyer, Seller or Representative

Daniel C. Walters  
ARDC # 6270792

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:  
THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED  
HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12  
1600 SOUTH DOUGLASS ROAD, SUITE 200-A  
ANAHEIM, CA 92806

Contact Name and Address:

Contact: LETXY SOSA - MANAGER, POST FORECLOSURE  
Address: CARRINGTON MORGAGE SERVICES, LLC  
1600 SOUTH DOUGLASS ROAD  
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. 14-22-04924

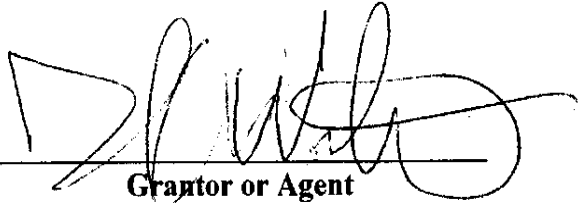
# UNOFFICIAL COPY

File # 14-22-04924

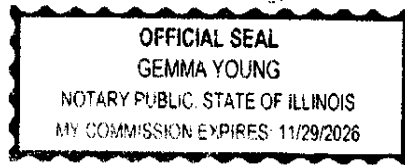
## STATEMENT BY GRANTOR AND GRANTEE

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 31, 2023

Signature:   
Grantor or Agent

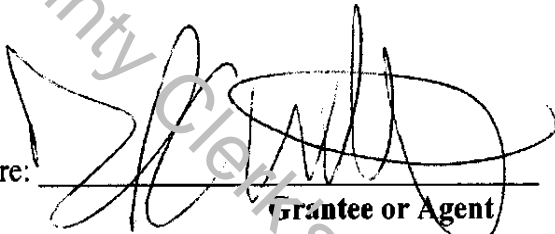
Subscribed and sworn to before me  
By the said Agent  
Date 5/31/2023  
Notary Public Gemma Young



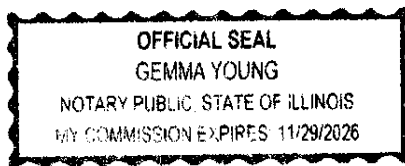
Daniel C. Walters  
AROC # 6270792

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 31, 2023

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 5/31/2023  
Notary Public Gemma Young



Daniel C. Walters  
AROC # 6270792

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.)