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2315615003

Doc# 2315615003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/05/2023 10:48 AM PG: 1 OF 3

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 2, 2022, in Case No. 21 CH 5875, entitled BANK OF AMERICA, N.A. vs. MICHAEL BAKER, 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 February 3, 2023, does hereby grant, transfer, and convey to **BANK OF AMERICA, N.A.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 32 AND 33 IN BLOCK 5 IN WESTERN ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1927 South 17th Avenue, BROADVIEW, IL 60155

Property Index No. 15-15-408-013-0000 and 15-15-408-014-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 9th day of March, 2023.

The Judicial Sales Corporation

Wendy Morales

President and Chief Executive Officer

REAL ESTATE TRANSFER TAX



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

05-Jun-2023

15-15-408-013-0000

20230601635382 | 1-345-731-280

VILLAGE OF BROADVIEW CERTIFICATE OF COMPLIANCE

4/1/23

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 1927 South 17th Avenue, BROADVIEW, IL 60155

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

9th day of March, 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 D Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

03/13/2023

Date

Ericka Gray

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:

BANK OF AMERICA, N.A.
1600 S. DOUGLASS RD., STE. 200-A
ANAHEIM, CA 92806

Contact Name and Address:

Contact: JOSEPH BARRAGAN
Address: 1600 S. DOUGLASS RD., STE. 200-A
ANAHEIM, CA 92806
Telephone: (949) 517-5949

Mail To:

LOGS Legal Group LLP
2121 WAUKEGAN RD., SUITE 301
Bannockburn, IL, 60015
Att No. 42168
File No. 21-095126

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 03 1 16 1, 20 23

SIGNATURE: *Erica Gray*

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: MARGARET T. MICHELOTTI

By the said (Name of Grantor): The Judicial Sale Corporation

On this date of: 3 1 16 1, 20 23

NOTARY SIGNATURE: *Margaret T. Michelotti*

AFFIX NOTARY STAMP BELOW



MARGARET T. MICHELOTTI
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 13, 2026

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 title to real estate under the laws of the State of Illinois.

DATED: 03 1 16 1, 20 23

SIGNATURE: *Erica Gray*

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: MARGARET T. MICHELOTTI

By the said (Name of Grantee): Bank of America, N.A.

On this date of: 3 1 16 1, 20 23

NOTARY SIGNATURE: *Margaret T. Michelotti*

AFFIX NOTARY STAMP BELOW



MARGARET T. MICHELOTTI
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 13, 2026

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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))