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Doc# 2315857047 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 06/07/2023 04:29 PM 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 January 5, 2023, in Case No. 19 CH 8486, entitled 340 CALIFORNIA PROPERTY GROUP, INC. vs. EDWARD EARL MOORE, SR., 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 20, 2023, does hereby grant, transfer, and convey to **340 CALIFORNIA PROPERTY GROUP, INC.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 2105 IN THE WESTGATE VALLEY TOWNHOMES CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN WESTGATE VALLEY TOWNHOME SUBDIVISION, BEING A SUBDIVISION ON THE EAST HALF OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 27, 2000 AS DOCUMENT NUMBER 00214379 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

Commonly known as 2105 MEDINAH COURT, PALOS HEIGHTS, IL 60463

Property Index No. 24-31-404-056-1143

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

REAL ESTATE TRANSFER TAX

07-Jun-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

24-31-404-056-1143

| 20230601641100 | 0-938-506-960

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 2105 MEDINAH COURT, PALOS HEIGHTS, IL 60463

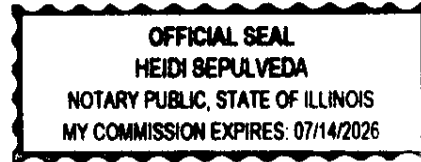
State of IL, County of COOK ss, I, Heidi Sepulveda, a Notary Public, in and for the County and State aforesaid, do hereby certify that Wendy Morales, personally known to me to be the President and Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged 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 R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

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

6-7-23
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:
340 CALIFORNIA PROPERTY GROUP, INC.

Contact Name and Address:

Contact: 340 CALIFORNIA PROPERTY GROUP, INC.
Address: 340 S. CALIFORNIA AVENUE
CHICAGO, IL 60612
Telephone: (773) 617-3697

Mail To:
KRIEG DEVAULT LLP
33 NORTH DEARBORN, SUITE 1140
CHICAGO, IL, 60602
Att No. 45263
File No.

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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: June 7, 2023

Signature: 
Grantor or Agent

Subscribed and sworn to before me this 7th day of June, 2023.


Notary Public



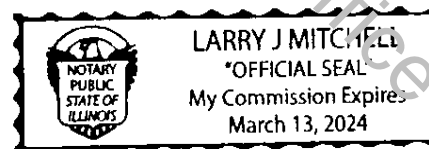
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 7, 2023

Signature: 
Grantee or Agent

Subscribed and sworn to before me this 7th day of June, 2023.


Notary Public



NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).