

7
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(10F2)
CT23G5C130031
Trustee's Deed



Doc# 2316340018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/12/2023 10:24 AM PG: 1 OF 5

(The Above Space for Recordors Use Only)

This document was prepared by and when recorded return to: *and tax bills:*

*Noemi Sosa
2973 N. Elston Ave.
Chicago, IL 60618*

THIS TRUSTEE'S DEED, made this 4 day of JUNE 2023 between **Ilene Goldstein, not individually but as the Chapter 7 bankruptcy trustee of the Estate of Jessica L. Walters**, pursuant to the attached *Order Approving Trustee's Sale of Real Estate Free and Clear of Interests, Liens and Encumbrances*, entered June 2, 2023, attached as **Exhibit A** (the "Order"). The Grantor having an address of 950 Skokie Blvd, suite 211, Northbrook, Il 60062.

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, does hereby transfer, grant, bargain, sell, alienate, remise, release, convey, quitclaim and confirm unto Noemi Sosa, an unmarried woman ("Grantee"), in fee simple all the right, title and interest in the real estate described in the attached **Exhibit B** (the "Real Estate"), situated in the County of ~~Franklin~~ Skokie and State of Illinois together with the tenements and appurtenances thereto belonging or in any wise appertaining to.

IN WITNESS WHEREOF, the Grantor does hereunto set hand and seal the day and year first above written.

Ilene J. Goldstein, Trustee

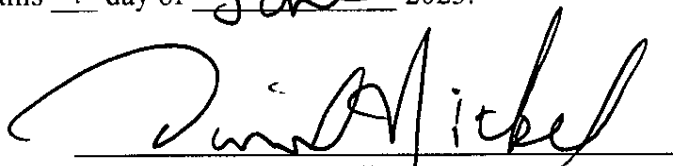
Ilene Goldstein, not individually, but as chapter 7 Trustee for the Estate of Jessica L. Walters, pursuant to the authority of the Order

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STATE OF IL)
) SS.
COUNTY OF COOK)

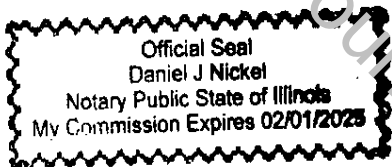
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ilene Goldstein, not individually but solely as Trustee as aforesaid, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act as such Trustee for the uses and purposes set forth herein

GIVEN under my hand and Notarial Seal, this 4th day of June 2023.



Notary Public

My commission expires on _____



REAL ESTATE TRANSFER TAX 08-Jun-2023



CHICAGO: 1,875.00
CTA: 750.00
TOTAL: 2,625.00 *

13-25-219-002-0000 | 20230601637601 | 0-456-358-608

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

REAL ESTATE TRANSFER TAX 08-Jun-2023



COUNTY: 125.00
ILLINOIS: 250.00
TOTAL: 375.00

13-25-219-002-0000 | 20230601637601 | 0-966-195-920

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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EXHIBIT A

Property of Cook County Clerk's Office

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UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS


Eastern Division

In Re:)	BK No.: 22-05223
Jessica L Walters,)	
)	Chapter: 7
)	Honorable A. Benjamin Goldgar
)	Lake County
Debtor(s))	

ORDER GRANTING TRUSTEE'S MOTION TO SELL REAL ESTATE FREE AND CLEAR OF LIENS AND ENCUMBRANCES

THIS MATTER COMING ON TO BE HEARD upon the motion of trustee Ilene F. Goldstein to sell real estate, due notice having been given, and the court being fully advised, IT IS HEREBY ORDERED:

1. The motion is granted. The trustee is authorized to sell the property commonly known as 2973 N Elston Ave, Chicago, IL 60618 to Noemi Sosa or her nominee for \$250,000 under the Real Estate Contract attached to motion free and clear of all liens and encumbrances, including any interest of Wilmington Savings Fund and any lien held by the City of Chicago. All liens will attach to proceeds.
2. The trustee is authorized to modify certain non-material terms of the Contract including the identity of the Title Company, and the closing dates without further order of court.
3. The trustee is authorized to execute any and all documents necessary to sell the real estate free and clear of liens and encumbrances.
4. The following fees and expenses are authorized, and the Trustee is authorized to pay them from the proceeds of the sale of the Property at closing: (i) any unpaid real estate taxes; (ii) the usual and customary costs of closing the sale, including but not necessarily limited to, charges for title examination, recording, survey, utility reimbursement, transfer tax, title company fees, and real estate tax proration; (iii) the payoff amount of the Mortgage; (iv) the payoff amount of the Judgment Lien; (v) the real estate broker's commission owed to Berkshire Hathaway HomeServices Chicago or its current legal name in the amount of \$12,995.

Enter: 

Honorable A. Benjamin Goldgar
United States Bankruptcy Judge

Dated: June 02, 2023

Prepared by:

Zane L. Zielinski
Daniel J. Nickel
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Chicago, Illinois 60646
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E: trustee@zanezielinski.com

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EXHIBIT B

Assessor's Parcel Number: 13-25-219-002-0000

Address: 2973 N Elston Ave, Chicago, IL 60618-7907

Legal Description:

LOT 42 IN SUNDMACHER AND GLADE'S SUBDIVISION OF THAT PART OF LOT 19 IN SNOW ESTATE SUBDIVISION LYING IN THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A STRIP OF LAND 33.0 FEET IN WIDTH LYING NORTH OF AND ADJOINING THE ABOVE, IN COOK COUNTY, ILLINOIS.