

UNOFFICIAL COPY



2316322005D

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 June 6, 2022, in Case No. 19 CH 06349, entitled HOMEBRIDGE FINANCIAL SERVICES, INC. vs. PONTE FOSTER, et al, and pursuant to which the premises

Doc# 2316322005 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 3

hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on January 5, 2023, does hereby grant, transfer, and convey to **CARRINGTON MORTGAGE SERVICES, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 31 (EXCEPT THE NORTH 20 FEET THEREOF) AND LOT 30 AND THE NORTH 5 FEET OF LOT 29 IN SPEIGHT'S AND OTHERS SUBDIVISION OF THE 17.117 ACRES SOUTH OF THE BALTIMORE AND OHIO RAILROAD OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 8010 S PHILLIPS AVE, CHICAGO, IL 60617

Property Index No. 21-31-108-032-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 25th day of May, 2023.

The Judicial Sales Corporation

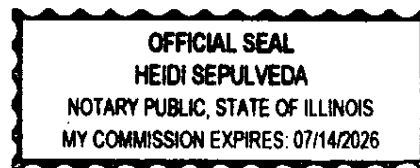
Wendy Morales
President and Chief Executive Officer

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

25th day of May, 2023

Notary Public



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

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 8010 S PHILLIPS AVE, CHICAGO, IL 60617

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

5/31/23 _____
Date Buyer, Seller or Representative J

Grantor's Name and Address:
THE Judicial SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SAL1

Grantee's Name and Address and mail tax bills to:
CARRINGTON MORTGAGE SERVICES, LLC
1600 DOUGLASS ROAD
ANAHEIM, CA 92806

Contact Name and Address:
Contact: CARRINGTON MORTGAGE SERVICES, LLC - LETXY SOSA
Address: 1600 DOUGLASS ROAD
ANAHEIM, CA 92806
Telephone: (800) 561-4567

Mail To:
Veronika J. Miles
HEAVNER, BEYERS & MIHLAR, LLC
601 E. William St.
DECATUR, IL, 62523
Att No. 40387
File No. 381226

REAL ESTATE TRANSFER TAX 12-Jun-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

21-31-108-032-0000 | 20230601642262 | 0-871-007-952

REAL ESTATE TRANSFER TAX 12-Jun-2023



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

21-31-108-032-0000 | 20230601642262 | 0-668-632-784

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

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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: May 31, 2023

Jody Kuechel
Grantor or Agent

Subscribed and sworn to before me this 31 day of May, 2023.

Joni May Virden
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, 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

Jody Kuechel
Grantor or Agent

Subscribed and sworn to before me this 31 day of May, 2023.

Joni May Virden
Notary Public



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.