

# UNOFFICIAL COPY

## 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 20, 2023, in Case No. 22 CH 8746, entitled U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK



Doc# 2316757012 Fee \$38.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2023 11:58 AM PG: 1 OF 2

OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. 7306 N. WINCHESTER CONDOMINIUM ASSOCIATION A/K/A 7306 NORTH WINCHESTER CONDOMINIUM ASSOCIATION, 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 May 2, 2023, does hereby grant, transfer, and convey to **FIRST ARM INVESTMENT 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 501 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 29 THROUGH 32; INCLUSIVE IN BLOCK 1 IN MURPHY'S ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41, NORTH, RAGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE CENTER LINE OF GREENBAY ROAD (EXCEPT THAT PART THEREOF DEEDED TO MARY A. MURPHY AND SCHOOL LOT AND RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25159251, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 7306 NORTH WINCHESTER AVENUE UNIT 501, CHICAGO, IL 60626

Property Index No. 11-30-408-076-1049

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

The Judicial Sales Corporation

Wendy Morales  
President and Chief Executive Officer

### REAL ESTATE TRANSFER TAX

16-Jun-2023



CHICAGO:	765.00
CTA:	306.00
<b>TOTAL:</b>	<b>1,071.00 *</b>

### REAL ESTATE TRANSFER TAX

16-Jun-2023



COUNTY:	51.00
ILLINOIS:	102.00
<b>TOTAL:</b>	<b>153.00</b>

11-30-408-076-1049 | 20230601648060 | 1-857-218-256

11-30-408-076-1049 | 20230601648060 | 1-975-379-664

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

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## JUDICIAL SALE DEED

Property Address: 7306 NORTH WINCHESTER AVENUE UNIT 501, CHICAGO, IL 60626

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 June, 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.

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:

FIRST ARM INVESTMENT GROUP, INC.  
 7324 CRAWFORD  
 LINCOLNWOOD, IL 60712  
 (312) 671-1159

Contact Name and Address:

Contact: FIRST ARM INVESTMENT GROUP, INC. c/o SAM ARMAINSSON  
 Address: 7324 CRAWFORD  
 LINCOLNWOOD, IL 60712  
 Telephone: (312) 671-1159