

# UNOFFICIAL COPY

Doc#: 2316706164 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/16/2023 10:52 AM Pg: 1 of 3

Dec ID 20230601649145

## 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 September 19, 2022, in Case No. 2021 CH 04959, entitled REVERSE MORTGAGE SOLUTIONS, INC. vs. CHARLES PATRICK BROUGHTON, et al,

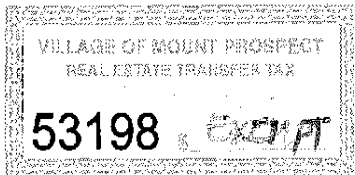
and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on January 4, 2023, does hereby grant, transfer, and convey to **HB1 ALTERNATIVE HOLDINGS, LLC, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 21 IN WESTGATE GARDEN SUBDIVISION BEING, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 27, 1976 AS DOCUMENT NUMBER 2884063.**

Commonly known as 1205 E. ARDYCE LANE, MOUNT PROSPECT, IL 60056

Property Index No. 03-35-309-036-0000

Grantor has caused its name to be signed to those present by its Senior Vice President on this 27th day of March, 2023.



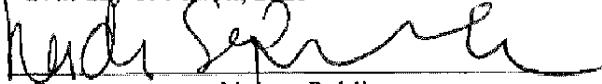
The Judicial Sales Corporation

  
August R. Butera  
Senior Vice President

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 August R. Butera, personally known to me to be the Senior Vice President of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Senior Vice President 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

27th day of March, 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.

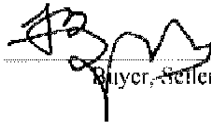
Exempt under provision of Paragraph C Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

# UNOFFICIAL COPY

## JUDICIAL SALE DEED

Property Address: 1205 E. ARDYCE LANE, MOUNT PROSPECT, IL. 60056

3/31/23  
Date

  
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:

HBI ALTERNATIVE HOLDINGS, L.L.C. by assignment



Contact Name and Address:

Contact: HBI ALTERNATIVE HOLDINGS, L.L.C  
Address: 8930 S. BECK AVENUE, SUITE 111  
TEMPE, AZ 85284  
Telephone: (630) 518-4663

Mail To:

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
30 N. LASALLE STREET, SUITE 3650  
Chicago, IL, 60602  
Att No. 40342  
File No. 21-8697

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 31 | 2023

SIGNATURE: [Signature]  
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:

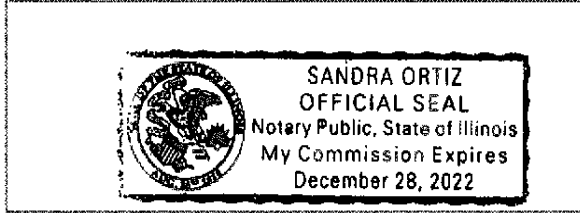
Sandra Ortiz

By the said (Name of Grantor): Individual Sales Corp

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 31 | 2023

NOTARY SIGNATURE: [Signature]



### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 31 | 2023

SIGNATURE: [Signature]  
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:

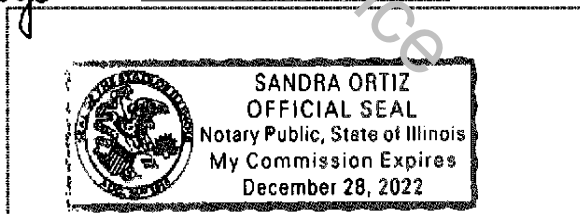
Sandra Ortiz

By the said (Name of Grantee): HPI Alternative Holdings

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 31 | 2023

NOTARY SIGNATURE: [Signature]



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