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23173340040

FORECLOSURE SALE DEED

Doc# 2317334004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2023 10:09 AM PG: 1 OF 3

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 December 8, 2022, in Case No. 2022 CH 02886, entitled TVC MORTGAGE TRUST 2020-RTL1, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE vs. PROVIDENCE PROPERTY ACQUISITIONS, LLP, 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 March 1, 2023, does hereby grant, transfer, and convey to **TVC FUNDING IV REO, 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 1 IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 1 TO 8 INCLUSIVE (EXCEPT LOT 4 IN BLOCK 3 AND LOT 3 IN BLOCK 8) IN ARDA, A SUBDIVISION OF LOTS 2 TO 5 INCLUSIVE IN SNYDACKER'S PARTITION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

GRANT OF EASEMENT OVER THE NORTH 7 1/2 FEET OF THE EAST 20 FEET OF THE WEST 45 FEET OF LOT 2 IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 1 TO 8 INCLUSIVE (EXCEPT LOT 4 IN BLOCK 3 AND LOT 3 IN BLOCK 8) IN ARDA, A SUBDIVISION OF LOTS 2 AND 3 INCLUSIVE IN SNYDACKER'S PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 4900 S. LARAMIE AVENUE, CHICAGO, IL 60638

Property Index No. 19-09-123-021-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 4th day of May, 2023.

The Judicial Sales Corporation

Wendy Morales

President and Chief Executive Officer

REAL ESTATE TRANSFER TAX

22-Jun-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-09-123-021-0000

| 20230501628122 | 1-127-298-768

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 4900 S. LARAMIE AVENUE, CHICAGO, IL 60638

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

14th 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 D, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5/9/23
Date

Samantha Khooi
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:
TVC FUNDING IV REO, LLC, by assignment

Contact Name and Address:
Contact: TVC FUNDING IV REO, LLC
Address: 314 S. FRANKLIN ST.
TITUSVILLE, PA 16354
Telephone: (800) 327-7861

Mail To:
KELLEY KRONENBERG
20 N CLARK STREET SUITE 1150
Chicago, IL, 60602
Att No. 49848
File No. 02201481

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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 5/9/23 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Samantha Kooi affiant
this 9th day of May, 2023

Notary Public [Signature]



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

Dated 5/9/23 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Samantha Kooi affiant
this 9th day of May, 2023

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)