

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 10, 2023, in Case No. 2022 CH 02006, entitled PHH MORTGAGE CORPORATION vs. ARTURO

NAVARRETE, 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 April 12, 2023, does hereby grant, transfer, and convey to PHH MORTGAGE CORPORATION the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 2 IN LIPINSKI'S SUBDIVISION OF THE WEST 1/2 OF LOT 17 (EXCEPT THE SOUTH 1/2 AND EXCEPT THE WEST 33 FEET) AND THE WEST 1/2 OF LOT 18 EXCEPT THE NORTH 1/2 AND EXCEPT THE WEST 33 FEET) IN ROBERTSON AND YOUNG'S SUBDIVISION OF PART OF FRACTIONAL 1/2 SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND NORTH OF INDIAN BOUNDARY LINE AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 14621 S. SHERMAN AVE. POSEN, IL 60469

Property Index No. 28-12-227-057-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 26th day of June, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

Doc#: 2317929132 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/28/2023 11:53 AM Pg: 1 of 3

Dec ID 20230601658843

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JUDICIAL SALE DEED

Property Address: 14621 S. SHERMAN AVE., POSEN, IL 60469

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

26th day of June, 2023



 Notary Public



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

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



 Date Buyer, Seller or Representative

Christine Coates
 ARDC # 6308768

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:

PHH MORTGAGE CORPORATION
 P.O. BOX 24605
 WEST PALM BEACH, FL 33416

Contact Name and Address:

Contact: DUNNEAH WELBORN - PHH MORTGAGE A SUBSIDIARY OF OCWEN FINANCIAL CORPORATION
 Address: 1661 WORTHINGTON ROAD, SUITE 100
 WEST PALM BEACH, FL 33409
 Telephone: (855) 882-1314

Mail To:

M. Moses
 CODILIS & ASSOCIATES, P.C.
 Matthew Moses, ARDC #6278082
 15W030 NORTH FRONTAGE ROAD, SUITE 100
 BURR RIDGE, IL, 60527
 Att No. 21762
 File No. 14-22-01786

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File # 14-22-01786

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 of Assignment of Beneficial Interest in 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.

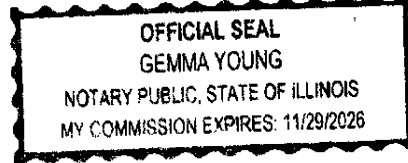
Dated June 27, 2023

Christine Coates
ARDC # 6308768

Signature: *Christine Coates*

Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 6/27/2023
Notary Public *Gemma Young*



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.

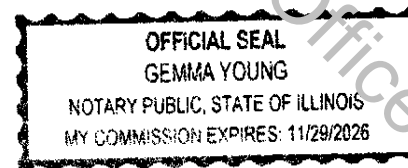
Dated June 27, 2023

Christine Coates
ARDC # 6308768

Signature: *Christine Coates*

Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 6/27/2023
Notary Public *Gemma Young*



Note: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)