

UNOFFICIAL COPY

Doc#: 2319206117 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/11/2023 11:12 AM Pg: 1 of 3

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 7, 2022, in Case No. 2022 CH 01088, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. THOMAS CARTER A/K/A THOMAS

Dec ID 20230701663736

City Stamp 0-468-860-624

CARTER JR., 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 December 19, 2022, does hereby grant, transfer, and convey to **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 7 IN BLOCK 7 SHERMAN AND KRUTZ'S ROSELAND PARK ADDITION TO PULLMAN, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1891, AS DOCUMENT 1490931, IN COOK COUNTY, ILLINOIS.

Commonly known as 11416 S YALE AVE, CHICAGO, IL 60628

Property Index No. 25-21-226-020-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 30th day of June, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

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JUDICIAL SALE DEED

Property Address: 11416 S YALE AVE. CHICAGO, IL 60628

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

30th day of June, 2023


Notary Public



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

Exempt under provision of Paragraph 30 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

07-03-23 Matthew Moses
Date Buyer, Seller or Representative

Matthew Moses
ARDC # 6278082

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:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Contact Name and Address:

Contact: ERNIE SHANDERS
Address: 7301 BAYMEADOWS WAY
JACKSONVILLE, FL 32256
Telephone: (904) 462-0102

REAL ESTATE TRANSFER TAX		10-Jul-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

25-21-226-020-0000 | 20230701663736 | 0-468-860-624
* Total does not include any applicable penalty or interest due.

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. 14-22-00622

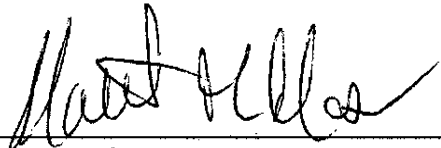
UNOFFICIAL COPY


File # 14-22-00622

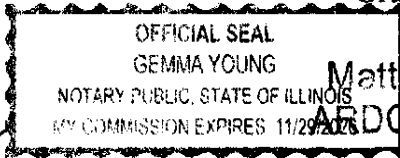
STATEMENT BY GRANTOR AND GRANTEE

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 July 3, 2023

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 7/3/2023
Notary Public 

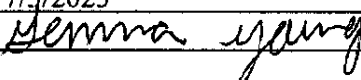


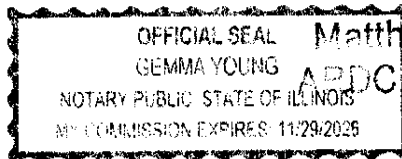
Matthew Moses
ARDC # 6278082

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 July 3, 2023

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 7/3/2023
Notary Public 



Matthew Moses
ARDC # 6278082

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.)