

# UNOFFICIAL COPY



\*2320022040\*

20-042911L

## FORECLOSURE SALE DEED

Doc# 2320022040 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/19/2023 04:05 PM 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 January 3, 2023, in Case No. 2019 CH 12174, entitled WELLS FARGO, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY,

BUT SOLELY AS INDENTURE TRUSTEE OF THE BEAR STEARNS STRUCTURED PRODUCTS TRUST 2007-EMX1 vs. DOROTHY RAY, 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 25, 2023, does hereby grant, transfer, and convey to **WELLS FARGO, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE OF THE BEAR STEARNS STRUCTURED PRODUCTS TRUST 2007-EMX1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 81 IN MIDLAND DEVELOPMENT CO. S HIGH RIDGE PARK, A RESUBDIVISION OF LOTS 312 TO 337 BOTH INCLUSIVE, LOTS 396 TO 447 BOTH INCLUSIVE, LOTS 506 TO 557 BOTH INCLUSIVE, AND LOTS 616 TO 641 BOTH INCLUSIVE IN WILLIAM ZELOSEK'S HIGH RIDGE PARK IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1215 MANDEL AVENUE, WESTCHESTER, IL 60154

Property Index No. 15-20-104-033-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 13th day of June, 2023.

The Judicial Sales Corporation

Wendy Morales

President and Chief Executive Officer

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois

agb  
7/12/23

### REAL ESTATE TRANSFER TAX

19-Jul-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

15-20-104-033-0000

| 20230701675395 | 1-157-632-464

# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 1215 MANDEL AVENUE, WESTCHESTER, IL 60154

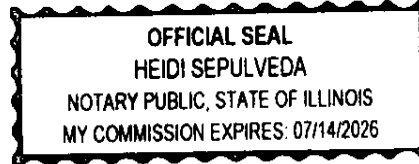
State of IL, County of COOK ss, I, Heidi Sepulveda, a Notary Public, in and for the County and State aforesaid, do hereby certify that Wendy Morales, personally known to me to be the President and Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged 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

13th 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.

Exempt under provision of Paragraph 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

6-21-2023

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:

Contact: WELLS FARGO, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE OF THE BEAR STEARNS STRUCTURED PRODUCTS TRUST 2007-EMX1 c/o SHELLPOINT PARTNERS LLC  
Address: 55 BEATTIE PLACE, SUITE 110  
GREENVILLE, SC 29601  
Telephone: (800) 365-7107

Mail To:

MCCALLA RAYMER LEIBERT PIERCE, LLC  
One North Dearborn Street, Suite 1200  
Chicago, IL, 60602  
Att No. 61256  
File No. 20-042911L

# 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: 6 | 21 | 20 23

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:

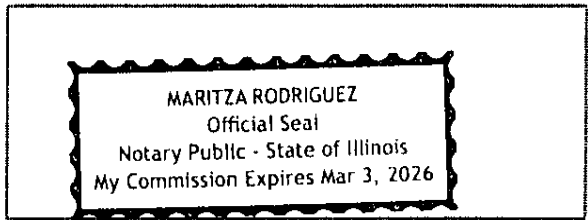
Maritza Rodriguez

By the said (Name of Grantor): Agent

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 21 | 20 23

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: 6 | 21 | 20 23

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:

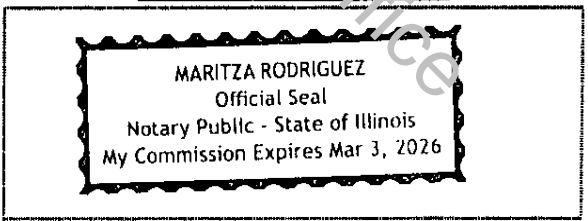
Maritza Rodriguez

By the said (Name of Grantee): Agent

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 21 | 20 23

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)**