

# UNOFFICIAL COPY

Doc#: 2322129136 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/09/2023 04:17 PM Pg: 1 of 4

Dec ID 20230701687550

City Stamp 0-310-700-496

## 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 April 12, 2023, in Case No. 22 CH 6515, entitled NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. DIANA

JIMENEZ, 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 June 8, 2023, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE WEST 1/3 LOT 18 AND ALL OF LOT 19 IN GIVENS AND GILBERT'S SUBDIVISION OF THE SOUTH 5 ACRES OF THE NORTH 10 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PORTION OF THE SOUTHWEST BOUNDARY, BEGINNING 2.78 FEET EAST OF THE SOUTHWEST BOUNDARY LINE AND TRAVELING 47.0 FEET NORTH FOR THE PURPOSE OF AN IRON FENCE.

Commonly known as 4243 WEST HADDON AVENUE, CHICAGO, IL 60651

Property Index No. 16-03-403-063-0000

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

The Judicial Sales Corporation



Wendy Morales  
President and Chief Executive Officer

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## JUDICIAL SALE DEED

Property Address: 4243 WEST HADDON AVENUE, CHICAGO, IL 60651

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 July, 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 4 Section 20-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

07/27/2023  
Date

*Shucka Gray*  
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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment  
5600 GRANITE PARKWAY, BLDG. VII  
PLANO, TX 75024

Contact Name and Address:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION - JOHN THIBAUDEAU  
Address: 5600 GRANITE PARKWAY, BLDG. VII  
PLANO, TX 75024  
Telephone: (800) 232-6643

Mail To:

LOGS Legal Group LLP  
2121 WAUKEGAN RD., SUITE 301  
Bannockburn, IL, 60015  
Att No. 42168  
File No. 22-096436

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**REAL ESTATE TRANSFER TAX**

02-Aug-2023



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

16-03-403-063-0000 | 20230701687550 | 0-310-700-496

\* Total does not include any applicable penalty or interest due.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 07.31.2023

SIGNATURE: *Ericka Gray*

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: MARGARET T. MICHELOTTI

By the said (Name of Grantor): The Judicial Sale Corporation

On this date of: 7.31.2023

NOTARY SIGNATURE: *Margaret T. Michelotti*

#### AFFIX NOTARY STAMP BELOW



MARGARET T. MICHELOTTI  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
January 13, 2026

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

DATED: 07.31.2023

SIGNATURE: *Ericka Gray*

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: MARGARET T. MICHELOTTI

By the said (Name of Grantee): Federal National Mortgage Association

On this date of: 7.31.2023

NOTARY SIGNATURE: *Margaret T. Michelotti*



MARGARET T. MICHELOTTI  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
January 13, 2026

### 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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)