

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 March 9, 2023, in Case No. 2022 CH 01723, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. VICTORIA FOX-LEE, et al, and pursuant to

Doc# 2324315041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/31/2023 02:27 PM PG: 1 OF 3

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 13, 2023, 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 31 IN B. L. ANDERSON'S SUBDIVISION OF BLOCK 8 IN HARDING'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 615 N. TRUMBULL AVENUE, CHICAGO, IL 60624

Property Index No. 16-11-211-016-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 8th day of August, 2023.

The Judicial Sales Corporation

Wendy Morales
President and Chief Executive Officer

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

8th day of August, 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.

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 615 N. TRUMBULL AVENUE, CHICAGO, IL 60624

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

08/17/2023
Date

C. Campbell Mangley
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:


JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Contact Name and Address:

Contact: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Address: 7255 BAYMEADOWS WAY, JAXA3030
JACKSONVILLE, FL 32256
Telephone: (904) 565-5319



Mail To:

JOHNSON, BLUMBERG & ASSOCIATES, LLC
30 N. LASALLE STREET, SUITE 3650
Chicago, IL, 60602
Att No. 40342
File No. 22-9159

REAL ESTATE TRANSFER TAX		31-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-11-211-016-0000 | 20230801614701 | 1-287-271-888

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

REAL ESTATE TRANSFER TAX		31-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-11-211-016-0000 | 20230801614701 | 0-160-740-816

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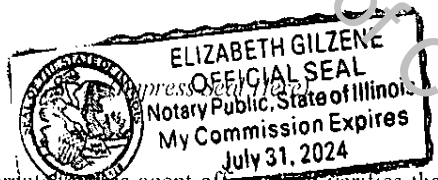
STATEMENT BY GRANTOR AND GRANTEE

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

Date: 08/17/2023

Signature: *Carroll Mayberry*
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



E Gilzene
Notary Public

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.

Date: 08/17/2023

Signature: *Carroll Mayberry*
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



E Gilzene
Notary Public

NOTE: 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 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.]