

# UNOFFICIAL COPY

Doc# 2327729108 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/04/2023 02:50 PM 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 March 21, 2023, in Case No. 2022 CH 09532, entitled NATIONSTAR MORTGAGE LLC vs. TARMARA FARRIS, AS INDEPENDENT

Dec ID 20231001641149  
ST/CO Stamp 1-659-855-824  
City Stamp 1-148-675-024

ADMINISTRATOR OF THE ESTATE OF BILLY H. KING, DECEASED, 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 22, 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:

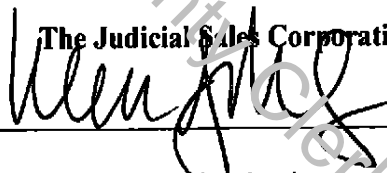
Lot 53 in Hoganson's Third Addition, a subdivision of the West Half of the East Half of the Northeast Quarter of the Southwest Quarter and the East 175 feet of the West Half of the Northeast Quarter of the Southwest Quarter of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1054 NORTH LOCKWOOD AVENUE, CHICAGO, IL 60651

Property Index No. 16-04-313-019-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 29th day of August, 2023.

The Judicial Sales Corporation

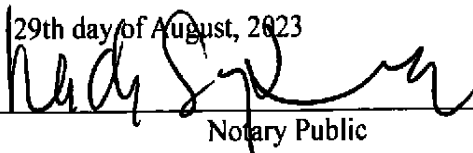


Wendy Morales  
President and Chief Executive Officer

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

29th 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

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## JUDICIAL SALE DEED

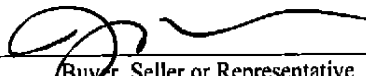
Property Address 1054 NORTH LOCKWOOD AVENUE, CHICAGO, IL 60651

60606-4650

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

9/1/23

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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment

8200 JONES BRANCH DRIVE

MCLEAN, VA 22102

Contact Name and Address:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION

Address: 8200 JONES BRANCH DRIVE  
MCLEAN, VA 22102

Telephone:

Mail To:

MANLEY DEAS KOCHALSKI LLC

ONE EAST WACKER, SUITE 1250

Chicago, IL, 60601

Att No. 48928

File No. 22-026606

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## 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: 10/3, 2023

SIGNATURE: *Carolyn Kruebe*

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:

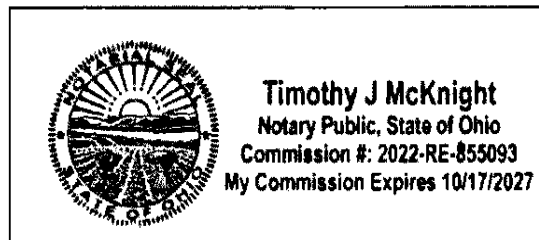
By the said (Name of Grantor): The Judicial Sales Corp

On this date of: OCTOBER 3RD, 2023

NOTARY SIGNATURE: *T. McKnight*

TIMOTHY J. MCKNIGHT

AFFIX NOTARY STAMP BELOW



### 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: 10/3, 2023

SIGNATURE: *Carolyn Kruebe*

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:

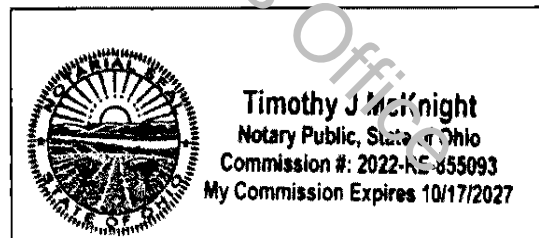
By the said (Name of Grantee): Federal National Mortgage Association

On this date of: OCTOBER 3RD, 2023

NOTARY SIGNATURE: *T. McKnight*

TIMOTHY J. MCKNIGHT

AFFIX NOTARY STAMP BELOW



### 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)**

rev. on 10.17.2016