

# UNOFFICIAL COPY

Doc#: 2327828142 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/05/2023 12:12 PM Pg: 1 of 3

Dec ID 20230901628853  
ST/CO Stamp 1-542-554-576

## 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 May 15, 2023, in Case No. 21 CH 2526, entitled WASHINGTON TERRACE CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT

CORPORATION vs. MATTHEW BUERSTETTA, AS HEIR OF JOSEPH S. DABAL, 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 August 7, 2023, does hereby grant, transfer, and convey to PETE HIGHLAND REALTY LTD, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT NUMBER 403 IN 7443 WASHINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 4, 5 AND 6 TAKEN AS A TRACT IN SCHWASS' SUBDIVISION OF THE NORTH 1/2 OF BLOCK 30 IN THE RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF A LINE COMMENCING 5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 4 AND RUNNING TO A POINT 5 FEET EAST OF THE NORTHWEST CORNER OF LOT 5, AND WEST OF A LINE COMMENCING 5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6 AND RUNNING TO A POINT 5 FEET WEST OF THE NORTHEAST CORNER OF LOT 6; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24560874, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 7443 WASHINGTON STREET, UNIT 403, FOREST PARK, IL 60130

Property Index No. 15-12-430-034-1013

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

The Judicial Sales Corporation

Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.

9-13-2023

Date

Buyer/Seller, or Representative

Wendy Morales

President and Chief Executive Officer

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. 10151  
9-19-23  
Approved/Date

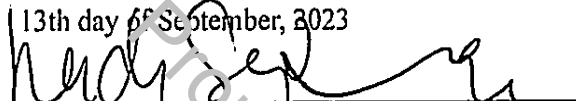
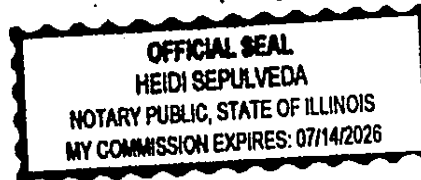
**UNOFFICIAL COPY****JUDICIAL SALE DEED**

Property Address: 7443 WASHINGTON STREET, UNIT 403, FOREST PARK, IL 60130

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 September, 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.

## 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:

PETE HIGHLAND REALTY LTD, by assignment  
 8 EAST 1ST ST.  
 HINSDALE, IL 60521  
 (773) 875-5872

## Contact Name and Address:

Contact: PETE HIGHLAND REALTY LTD  
 Address: 8 EAST 1ST ST.  
 HINSDALE, IL 60521  
 Telephone: (773) 875-5872

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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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-13, 2023

[Signature]  
Signature  
Peter Bruno  
Print Name



Subscribed and sworn to before me this 13<sup>th</sup> of Sept, 2023.

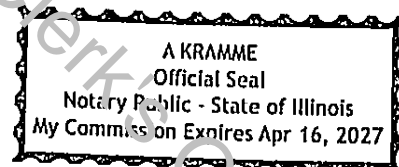
[Signature]  
Notary Public

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-13, 2023

[Signature]  
Signature  
Peter Bruno  
Print Name



Subscribed and sworn to before me this 13<sup>th</sup> of Sept, 2023.

[Signature]  
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 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.