

UNOFFICIAL COPY



2327834037

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 February 2, 2022, in Case No. 16 CH 08640, entitled PNC BANK, NATIONAL ASSOCIATION vs. STANLEY

SINGLETON, et al, and pursuant to which

the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-150(c) by said grantor on May 4, 2022, does hereby grant, transfer, and convey to **STANLEY SINGLETON, 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 60 feet of Lot 23 in Block 1 in Arthur T. McIntosh and Company's Markham Estates No. 2 subdivision of the Northwest fractional 1/4 of the Southeast fractional 1/4 South of the Indian Boundary Line, except Northwesterly 100 feet of said Northwest fractional 1/4 dedicated for Indian Boundary Line Road; also except East 299.56 feet (except East 33 feet) thereof of South 631.74 feet (except South 33 feet) thereof of Northwest 1/4 of Southeast fractional 1/4 of Section 14, Township 36 North, Range 13 east of the Third Principal Meridian, also Southeast fractional 1/4 except the North 1327 feet thereof of said section 14 north of the Indian Boundary Line except Southeasterly 100 feet dedicated for Indian Boundary Line Road, in Cook County, Illinois.

Commonly known as 3520 W 157TH ST, MARKHAM, IL 60428

Property Index No. 28-14-404-042-0000 fka 28-14-404-026-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 1st day of June, 2023.

The Judicial Sales Corporation

Wendy Morales
President and Chief Executive Officer

REAL ESTATE TRANSFER TAX		05-Oct-2023
COUNTY:	ILLINOIS:	0.00
TOTAL:		0.00
28-14-404-042-0000		20230701665883 1-727-157-200

28-14-404-042-0000



CITY OF MARKHAM
Real Estate Exempt Transfer Stamps

Date 10.03.2023
\$ 50.00

0446

UNOFFICIAL COPY**JUDICIAL SALE DEED**

Property Address: 3520 W 157TH ST, MARKHAM, IL 60428

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

1st 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 6 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

7/6/23

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:

STANLEY SINGLETON, by assignment
3520 W 157TH STREET
MARKHAM, IL 60428

Contact Name and Address:

Contact: STANLEY SINGLETON

Address: 3520 W 157TH STREET
MARKHAM, IL 60428

Telephone: (773) 905-8966

Mail To:

Veronika J. Miles
HEAVNER, BEYERS & MIHLAR, LLC
601 E. William St.
DECATUR, IL, 62523
Att No. 40387
File No. 225089

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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: 7 | 10 | 2023

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:

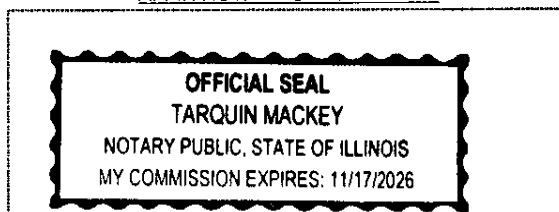
By the said (Name of Grantor): Heidi Sepulveda

On this date of: 7 | 10 | 2023

NOTARY SIGNATURE: Tarquin Mackey

Tarquin Mackey

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: 08 | 07 | 2023

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:

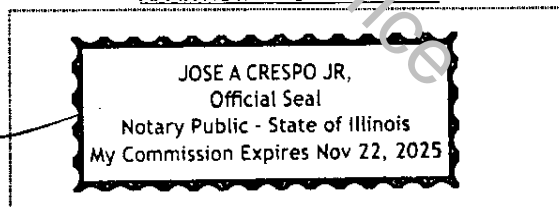
By the said (Name of Grantee): STANLEY SINGLETON

On this date of: 08 | 07 | 2023

NOTARY SIGNATURE: [Signature]

JOSE A CRESPO JR

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