

UNOFFICIAL COPY



22-099071L

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 3, 2023, in Case No. 22 CH 04862, entitled PNC BANK, NATIONAL ASSOCIATION vs. DIANE M SULLIVAN, et al, and pursuant to which the premises

Doc# 2328315044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/10/2023 03:50 PM PG: 1 OF 3

hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on May 31, 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:

ALL THOSE CERTAIN PARCELS OF LAND SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: PARCEL 1: A TRACT OF LAND COMPRISING PART OF LOTS 22, 23, 24 AND 25 IN BLOCK 14 IN CALUMET TRUSTS SUBDIVISION; LOTS 18 TO 26 INCLUSIVE IN BLOCK 14 CALUMET TRUSTS SUBDIVISION IN FRACTIONAL SECTION 12, BOTH NORTH AND SOUTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND FRACTIONAL SECTION 7 NORTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON December 30, 1925 AS DOCUMENT NUMBER 9137462. SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 22, SAID POINT BEING 2.17 FEET NORTHWESTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT; AND RUNNING; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 22, 23, 24, AND 25 A DISTANCE OF 57.17 FEET TO A POINT 5 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 25, THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 25 A DISTANCE OF 55.59 FEET THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID LOTS 25 A DISTANCE OF 23.23 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 75 FEET NORTHEASTERLY OF (MEASURED AT RIGHT ANGLES THERETO), SAID SOUTHWESTERLY LINE OF LOTS 22, 23, 24 AND 25 THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 89.95 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 2.17 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 23, THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENT RECORDED AS DOCUMENT NUMBER 19909598 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 9961 SOUTH VAN VLISSINGEN ROAD, CHICAGO, IL 60617

Property Index No. 25-12-401-070-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 12th day of September, 2023.

The Judicial Sales Corporation

Wendy Morales

UNOFFICIAL COPY

JUDICIAL SALE DEED

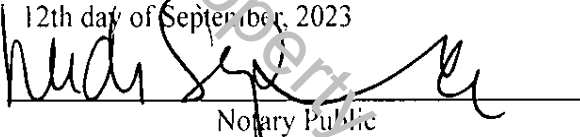
Property Address: 9961 SOUTH VAN VLISSINGEN ROAD, CHICAGO, IL 60617

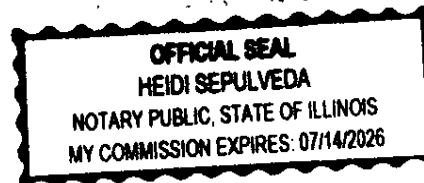
President and Chief Executive Officer

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

12th 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.

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

9-20-2023

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

REAL ESTATE TRANSFER TAX

10-Oct-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

25-12-401-070-0000

| 20231001644355 | 1-699-247-056

Grantee's Name and Address and mail tax bills to:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION c/o BILLY SELMAN
Address: 5600 GRANITE PARKWAY, BLDG VII
PLANO, TX 75024
Telephone: (972) 656-7780

REAL ESTATE TRANSFER TAX

10-Oct-2023



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

25-12-401-070-0000

| 20231001644355 | 1-845-916-624

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

Mail To:
MCCALLA RAYMER LEIBERT PIERCE, LLC
One North Dearborn Street, Suite 1200
Chicago, IL, 60602
Att No. 61256
File No. 22-09907il_793631

UNOFFICIAL COPY

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: 9 | 20 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

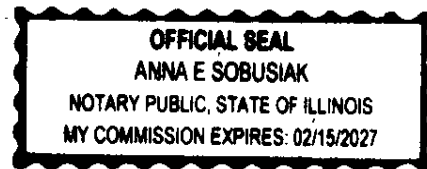
Subscribed and sworn to before me, Name of Notary Public: ANNA E. SOBUSIAK

By the said (Name of Grantor): Agent

On this date of: 9 | 20 | 2023

NOTARY SIGNATURE: Anna E. Sobusiak

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: 9 | 20 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

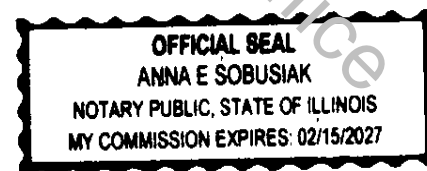
Subscribed and sworn to before me, Name of Notary Public: ANNA E. SOBUSIAK

By the said (Name of Grantee): Agent

On this date of: 9 | 20 | 2023

NOTARY SIGNATURE: Anna E. Sobusiak

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