

UNOFFICIAL COPY



21-07837 /L

**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 17, 2023, in Case No. 22 CH 00389, entitled FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE

Doc# 2328315046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/10/2023 03:52 PM PG: 1 OF 3

SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1 vs. JAMES T BIRGANS, JR., 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 1, 2023, does hereby grant, transfer, and convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOTS 20 AND 21 IN BLOCK 6 IN MADISON STREET ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 4340 WEST VAN BUREN STREET, CHICAGO, IL 60624

Property Index No. 16-15-220-029-0000 & 16-15-220-030-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 20th day of September, 2023.

**The Judicial Sales Corporation**

Wendy Morales  
President and Chief Executive Officer

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## JUDICIAL SALE DEED

Property Address: 4340 WEST VAN BUREN STREET, CHICAGO, IL 60624

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

20th 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 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

9-26-2023

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

16-15-229-029-0000

| 20231001646385 | 1-514-632-144

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

Contact: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1 c/o SPECIALIZED LOAN SERVICING, LLC - JEFF DOWDEN  
Address: 8742 LUCENT BLVD., SUITE 600  
HIGHLANDS RANCH, CO 80129  
Telephone: (720) 241-7446

### REAL ESTATE TRANSFER TAX

10-Oct-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-15-220-029-0000

| 20231001646385

| 1-187-607-504

\* 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. 21-078371L

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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: 9 | 26 | 20 23

SIGNATURE: [Signature]

GRANTOR or AGENT

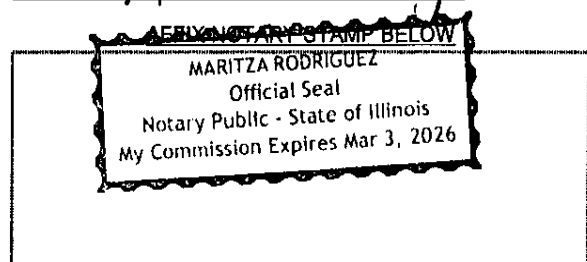
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Manitza Rodriguez

By the said (Name of Grantor): Agent

On this date of: 9 | 26 | 20 23

NOTARY SIGNATURE: [Signature]



### 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 | 26 | 20 23

SIGNATURE: [Signature]

GRANTEE or AGENT

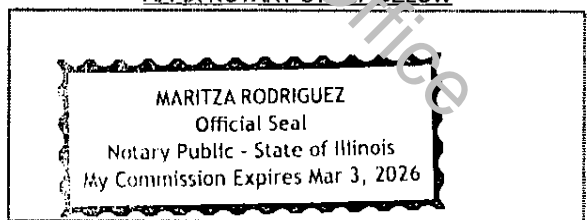
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Manitza Rodriguez

By the said (Name of Grantee): Agent

On this date of: 9 | 26 | 20 23

NOTARY SIGNATURE: [Signature]



### 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