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Doc#: 2328433430 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/11/2023 02:24 PM Pg: 1 of 3

Dec ID 20231001645981

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 27, 2020, in Case No. 19 CH 11401, entitled LAKEVIEW LOAN SERVICING, LLC vs. DIANA GALVAN, 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 January 9, 2023, does hereby grant, transfer, and convey to **LAKEVIEW LOAN SERVICING, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 274 IN INDIAN HILL SUBDIVISION #2, A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, LYING SOUTH OF SAUK TRAIL, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2125 22ND PLACE, SAUK VILLAGE, IL 60411

Property Index No. 32-25-412-021-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 2nd day of October, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

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JUDICIAL SALE DEED

Property Address: 2125 222ND PLACE, SAUK VILLAGE, IL 60411

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

2nd day of October, 2023

Heidi Sepulveda
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).

10/03/2023
Date

James Wilson
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:

LAKEVIEW LOAN SERVICING, LLC / NATIONSTAR MORTGAGE
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

Contact Name and Address:

Contact: NATIONSTAR MORTGAGE / JAMIE BURGESS
Address: 8950 CYPRESS WATERS BLVD
COPPELL TX 75019
Telephone: 972 - 956 - 6850

Mail To:

POTESTIVO & ASSOCIATES, P.C.
223 WEST JACKSON BLVD, STE 610
Chicago, IL, 60606
Att No. 43932
File No. 311145

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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 | 20 23

SIGNATURE: Deborah Merlin

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:

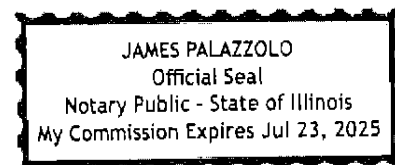
James Palazzolo

By the said (Name of Grantor): Deborah Merlin

On this date of: 10 | 3 | 20 23

NOTARY SIGNATURE: [Signature]

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 | 20 23

SIGNATURE: Deborah Merlin

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:

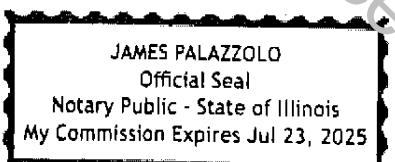
James Palazzolo

By the said (Name of Grantee): Deborah Merlin

On this date of: 10 | 3 | 20 23

NOTARY SIGNATURE: [Signature]

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