

UNOFFICIAL COPY

Doc#: 2328529126 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/12/2023 02:59 PM Pg: 1 of 3

Dec ID 20231001647337

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 March 20, 2023, in Case No. 2022 CH 05581, entitled US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY

AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. DAVID CREWS, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILC 5/15-1507(c) by said grantor on June 22, 2023, does hereby grant, transfer, and convey to **US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOTS 43 AND 44 IN BLOCK 14 IN H.C. STONE AND COMPANY'S WORLDS FAIR ADDITION, A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1929 AS DOCUMENT 10262949, IN COOK COUNTY, ILLINOIS.

Commonly known as 1741 N 37TH AVE, STONE PARK, IL 60165

Property Index No. 15-04-112-003-0000; 15-04-112-004-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 3rd day of August, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

UNOFFICIAL COPY**JUDICIAL SALE DEED**

Property Address: 1741 N 37TH AVE, STONE PARK, IL 60165

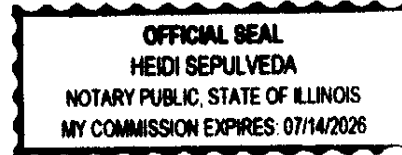
State of IL, County of COOK ss, I, Heidi Sepulveda, a Notary Public, in and for the County and State aforesaid, do hereby certify that Wendy Morales, personally known to me to be the President and Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged 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

3rd day of August, 2023



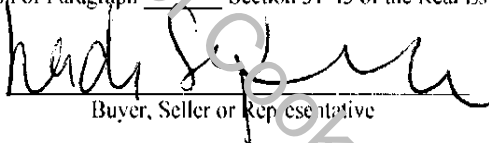
Notary Public



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).

8/7/2023
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

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

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR VRMTG ASSET TRUST
55 BEATTIE PLACE, SUITE 110
GREENVILLE, SC 29601

Contact Name and Address:

Contact: CATHY PHLEGM
Address: 75 BEATTIE PLACE, SUITE 300
GREENVILLE, SC 29601
Telephone: (832) 775-7749

Mail To:

M. Moses
CODILIS & ASSOCIATES, P.C.
Matthew Moses, ARDC #6278082
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE, IL, 60527
Att No. 21762
File No. 14-22-02628

**VILLAGE OF STONE PARK
COOK COUNTY, IL
EXEMPT- 1741 N 37TH AVE
REAL ESTATE TRANSFER TAX
ORDINANCE No. 87-4**

UNOFFICIAL COPY

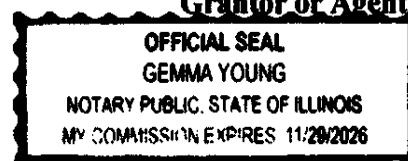
File # 14-22-02628

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 of Assignment of Beneficial Interest in 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 title to real estate under the laws of the State of Illinois.

Dated October 6, 2023Christine Coates
ARDC # 6308768Signature: *Christine Coates***Grantor or Agent**

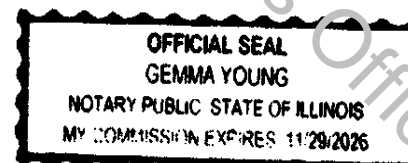
Subscribed and sworn to before me

By the said AgentDate 10/6/2023Notary Public *Gemma Young*

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 title to real estate under the laws of the State of Illinois.

Dated October 6, 2023Christine Coates
ARDC # 6308768Signature: *Christine Coates***Grantee or Agent**

Subscribed and sworn to before me

By the said AgentDate 10/6/2023Notary Public *Gemma Young*

Note: Any person who knowingly submits a false statement concerning the identity of 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.)