

UNOFFICIAL COPY



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 June 20, 2023, in Case No. 2022 CH 10200, entitled U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT

Doc# 2328534045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/12/2023 02:07 PM PG: 1 OF 2

LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC3 vs. DIEDRE DEANNA BROWN AS INDEPENDENT EXECUTOR OF THE ESTATE OF SANDRA BIJOU, DECEASED, 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 10, 2023, does hereby grant, transfer, and convey to **JUAN GUZMAN JR., by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THAT PART OF THE SOUTH 41.54 FEET OF THE NORTH 174.61 FEET OF BLOCK 22 (MEASURED ON THE EAST LINE) IN THE H. GALES SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (LYING WESTERLY OF A LINE MIDWAY BETWEEN THE EAST LINE AND THE WEST LINE OF BLOCK 22) IN COOK COUNTY, ILLINOIS.

Commonly known as 1845 N MOBILE AVE, CHICAGO, IL 60639



Property Index No. 13-32-303-026-0000

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

REAL ESTATE TRANSFER TAX		12-Oct-2023
 	COUNTY:	106.75
	ILLINOIS:	213.50
	TOTAL:	320.25
13-32-303-026-0000		20230901626552 2-142-538-704

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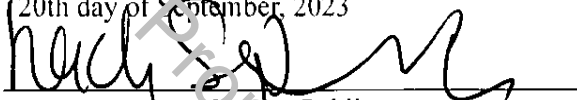
JUDICIAL SALE DEED

Property Address: 1845 N MOBILE AVE, CHICAGO, IL 60639

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

120th 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.

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:


JUAN GUZMAN JR., by assignment
204 E. DICKENS AVE.
NORTHLAKE, IL 60164
(312) 351-5490

Contact Name and Address:

Contact: JUAN GUZMAN JR.

Address: 204 E. DICKENS AVE.
NORTHLAKE, IL 60164

Telephone: (312) 351-5490

REAL ESTATE TRANSFER TAX		12-Oct-2023
	CHICAGO:	1,601.25
	CTA:	640.50
	TOTAL:	2,241.75 *

13-32-303-026-0000 | 20230901626552 | 1-770-523-600

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