

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 April 21, 2023, in Case No. 2022 CH 05505, entitled CROWN MORTGAGE COMPANY vs. UNKNOWN HEIRS AND LEGATEES OF KAREN SOSS A/K/A

KAREN S. SOSS, 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 July 24, 2023, does hereby grant, transfer, and convey to **SEEM GROUP LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 13 (EXCEPT THE NORTH 20 FEET THEREOF) AND THE NORTH 30 FEET OF LOT 14 IN BLOCK 1 LANSING VISTA, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 17952 OAKWOOD AVE, LANSING, IL 60438

Property Index No. 30-31-208-053-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 7th day of September, 2023.

The Judicial Sales Corporation

Wendy Morales
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

7th 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.

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JUDICIAL SALE DEED

Property Address: 17952 OAKWOOD AVE. LANSING, IL 60438

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:

SEEM GROUP LLC
8310 MOODY AVENUE
BURBANK, IL 60459
(312) 351-5490

Contact Name and Address:

Contact: SEEM GROUP LLC c/o ANTONIO ESPINOZA
Address: 8310 MOODY AVENUE
BURBANK, IL 60459
Telephone: (312) 351-5490

REAL ESTATE TRANSFER TAX		12-Oct-2023
	COUNTY:	43.75
	ILLINOIS:	87.50
	TOTAL:	131.25
30-31-208-053-0000	2023090162657	0-80-784-080

VILLAGE OF LANSING

UNOFFICIAL COPY

Patricia L. Eidam
Mayor

Brian Hanigan
Finance Director



Office of the Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICES CHARGES

The undersigned Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Judicial Sale Corporation/Karen Soss
17952 Oakwood Ave
Lansing, IL 60438

Telephone: (312) 236-7253

Attorney or Agent: Antonio Espinoza
Telephone No.: (312) 351-5490

Property Address: 17952 Oakwood Ave
Lansing, IL 60438

Property Index Number (PIN): 30-31-208-053-0000
Water Account Number: 202-3300-00-01
Date of Issuance: September 8, 2023

(State of Illinois)


(Cook County)

This instrument was acknowledged before
me on September 8, 2023 by
Karen Giovane

VILLAGE OF LANSING

By: 

Village Treasurer or Desingee



(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.