

# UNOFFICIAL COPY

Doc#: 2328906417 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/16/2023 03:34 PM Pg: 1 of 3

Dec ID 20231001649896

## 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 September 14, 2022, in Case No. 20 CH 2036, entitled WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST

J vs. ISMAEL CABRERA, JR. A/K/A ISMAEL CABRERA, 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 December 15, 2022, does hereby grant, transfer, and convey to **WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST J** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 6 IN RESUBDIVISION OF LOTS 1, 2, 3, 12, AND 13 IN BLOCK 9 IN HAWTHORNE SAID BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 5013 OGDEN AVENUE CICERO, IL 60804

Property Index No. 16-28-407-010-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 30th day of January, 2023.

The Judicial Sales Corporation



Wendy Morales  
President and Chief Executive Officer

Town of Cicero



Address: 5013 W OGDEN AVE  
Date: 10/11/2023  
Stamp #: 2023-9945  
By: jarce

**Real Estate Transfer Tax**  
\$50.00  
Payment Type: Check  
Compliance #: Exempt

**UNOFFICIAL COPY****JUDICIAL SALE DEED**

Property Address: 5013 OGDEN AVENUE, CICERO, IL 60804

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

30th day of January, 2023



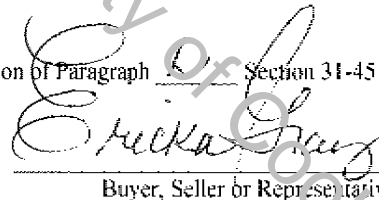
Notary Public



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

01/31/2023  
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:

WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST J  
1600 SOUTH DOUGLASS ROAD, SUITE 200-A  
ANAHEIM, CA 92806

Contact Name and Address:

Contact: JOSEPH BARRAGAN

Address: 1600 SOUTH DOUGLASS ROAD, SUITE 200-A  
ANAHEIM, CA 92806

Telephone: (949) 517-5949

Mail To:

LOGS Legal Group LLP  
2121 WAUKEGAN RD., SUITE 301  
Bannockburn, IL, 60015  
Att No. 42168  
File No. 20-093139

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 02 1 08 1, 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.

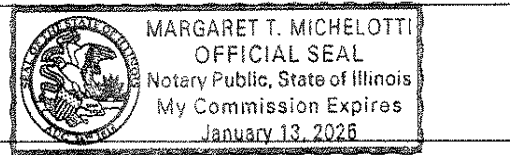
Subscribed and sworn to before me, Name of Notary Public: MARGARET T. MICHELOTTI

By the said (Name of Grantor): The Judicial Sale Corporation

On this date of: 2 1 08 1, 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 title to real estate under the laws of the State of Illinois.

DATED: 02 1 08 1, 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.

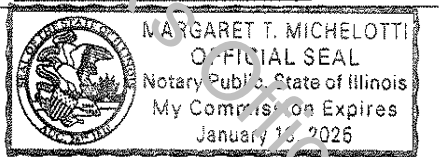
Subscribed and sworn to before me, Name of Notary Public: MARGARET T. MICHELOTTI

By the said (Name of Grantee): Wilmington Savings Fund Society  
FSB as Trustee of Stanwich  
Mortgage Loan Trust J

On this date of: 2 1 08 1, 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 **SECTION 4** of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))