

# UNOFFICIAL COPY

Doc#: 2328910167 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/16/2023 01:51 PM Pg: 1 of 3

Dec ID 20231001649647

## 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 January 29, 2020, in Case No. 2018 CH 10894, entitled U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6

TITLE TRUST vs. NICOLE HUDSON-LUCAS, 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 26, 2023, does hereby grant, transfer, and convey to **U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 13 IN BLOCK 3 IN HEATHER HILL RESUBDIVISION, BEING RAYMOND L. LUTGERT'S SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1963 AS DOCUMENT NUMBER 18691973, IN COOK COUNTY, ILLINOIS.**

Commonly known as 3009 BALMORAL CRES FLOSSMOOR, IL 60422

Property Index No. 31-12-117-013-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 11th day of October, 2023.

**The Judicial Sales Corporation**



Wendy Morales  
President and Chief Executive Officer

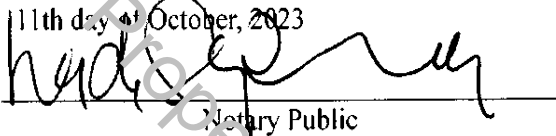
**UNOFFICIAL COPY****JUDICIAL SALE DEED**

Property Address: 3009 BALMORAL CRES. FLOSSMOOR, IL 60422

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

11th day of October, 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).

10/12/23

Date



Buyer, Seller or Representative

Christine Coates  
ARDC # 6308768

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:

U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST  
8950 CYPRESS WATERS BLVD.  
COPELL, TX 75019

Contact Name and Address:

Contact: JAIME BURGESS  
  
Address: 8950 CYPRESS WATERS BLVD.  
COPELL, TX 75019  
  
Telephone: (972) 956-6850

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. 14-20-03250

**UNOFFICIAL COPY**

File # 14-20-03250

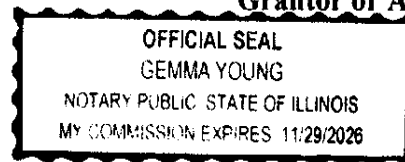
**STATEMENT BY GRANTOR AND GRANTEE**

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 12, 2023Christine Coates  
ARDC # 6308768Signature: *Christine Coates*

Grantor or Agent

Subscribed and sworn to before me

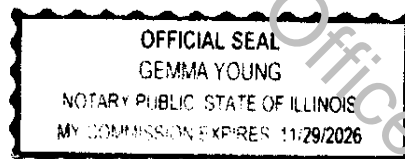
By the said AgentDate 10/12/2023Notary Public *Gemma Young*

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.

Christine Coates  
ARDC # 6308768Dated October 12, 2023Signature: *Christine Coates*

Grantee or Agent

Subscribed and sworn to before me

By the said AgentDate 10/12/2023Notary 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.)