

UNOFFICIAL COPY

Doc#: 2328913214 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/16/2023 02:33 PM Pg: 1 of 3

Dec ID 20231001645893
ST/CO Stamp 0-962-573-264

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 12, 2023, in Case No. 2022 CH 05562, entitled NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. SERGIO RIVERA, 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 13, 2023, does hereby grant, transfer, and convey to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

Lot 2 in Block 5 in F.H. Bartlett's 1st Addition to Greater 79th Street Subdivision being a Subdivision of the Southeast 1/4 of the Southeast 1/4 of Section 30 and of the Southwest 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 7704 MEADE AVENUE, BURBANK, IL 60459

Property Index No. 19-29-305-022-0000

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.

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX

[Signature]
9-25-23

The Judicial Sales Corporation

[Signature]
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

20th day of September, 2023

[Signature]
Notary Public

OFFICIAL SEAL
HEIDI SEPULVEDA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/14/2026

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: 7704 MEADE AVENUE, BURBANK, IL 60459

Exempt under provision of Paragraph L Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).10/9/23
DateCarolyn Hneide
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:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BOULEVARD
COPELL, TX 75019

Contact Name and Address:

Contact: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER c/o CARRINGTON MORTGAGE CORPORATION
Address: 8950 CYPRESS WATERS BOULEVARD
FORECLOSURE DEPARTMENT
COPELL, TX 75019
Telephone: _____

Mail To:

MANLEY DEAS KOCHIALSKI LLC
ONE EAST WACKER, SUITE 1250
Chicago, IL, 60601
Att No. 48928
File No. 22-013878

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: October 12, 20 23

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:

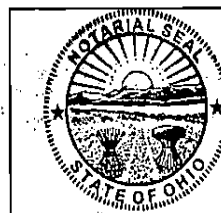
By the said (Name of Grantor): The Judicial Sales Corp

On this date of: October 12, 20 23

NOTARY SIGNATURE: _____

Irene Clara Lyons

AFFIX NOTARY STAMP BELOW



IRENE CLARA LYONS
Notary Public, State of Ohio
My Commission Expires:
March 26, 2028

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

DATED: October 12, 20 23

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:

By the said (Name of Grantee): Nationstar Mortgage LLC d/b/a Mr. Cooper

On this date of: October 12, 20 23

NOTARY SIGNATURE: _____

Irene Clara Lyons

AFFIX NOTARY STAMP BELOW



IRENE CLARA LYONS
Notary Public, State of Ohio
My Commission Expires:
March 26, 2028

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016