

UNOFFICIAL COPY

Doc#: 2329133289 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/18/2023 12:24 PM Pg: 1 of 3

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 February 27, 2023, in Case No. 2020 CH 00717, entitled MORTGAGE ASSETS MANAGEMENT, LLC vs. MAETTA F. ROLLINS, et al, and pursuant to which the

Dec ID 20230601656667

City Stamp 2-012-654-544

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 May 30, 2023, does hereby grant, transfer, and convey to **HB1 Alternative Holdings, LLC, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 5 IN BLOCK 2 IN MASTERSON'S SUBDIVISION OF THE NORTH 5 ACRES SOUTH 39 ACRES EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 5308 S PEOPIA STREET, CHICAGO, IL 60609

Property Index No. 20-08-419-039

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 16th day of June, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

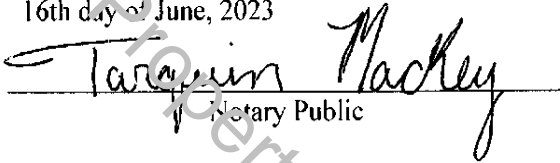
UNOFFICIAL COPY**JUDICIAL SALE DEED**

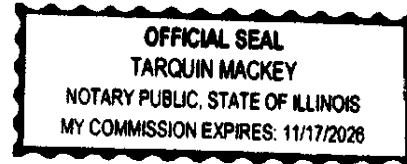
Property Address: 5308 S PEORIA STREET, CHICAGO, IL 60609

State of IL, County of COOK ss, I, Tarquin Mackey, 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

16th day of June, 2023


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

6/12/23
 Date


 Buyer, Seller or Representative

Robert Spickerman
 ARDC # 6298715

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:
 HBI Alternative Holdings, LLC, by assignment
 P.O. Box 24605
 West Palm Beach, FL 33416-4605

Contact Name and Address:

Contact: Martin Luna
 Address: 1 Mortgage Way
 Mt. Laurel, NJ 08054
 Telephone: (281) 719-1700

REAL ESTATE TRANSFER TAX

16-Oct-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

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. 14-22-08301

20-08-419-039-0000 | 20230601656667 | 2-012-654-54-

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

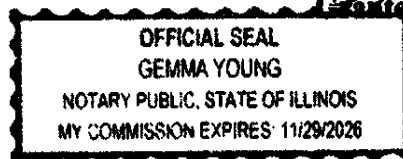
File # 14-22-08301

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 June 22, 2023Signature: _____
Grantor or Agent

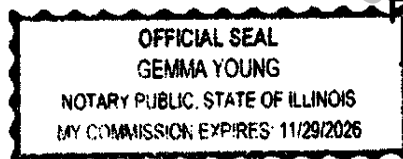
Subscribed and sworn to before me

By the said AgentDate 6/22/2023Notary Public Gemma YoungRobert Spickerman
ARDC # 6298715

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.

Dated June 22, 2023Signature: _____
Grantee or Agent

Subscribed and sworn to before me

By the said AgentDate 6/22/2023Notary Public Gemma YoungRobert Spickerman
ARDC # 6298715

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.)