

UNOFFICIAL COPY

Doc#: 2329333024 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/20/2023 09:17 AM 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 March 23, 2023, in Case No. 2022 CH 12169, entitled BMO HARRIS BANK N A vs ERNESTO A ROJAS, AKA ERNESTO ALONSO ROJAS, 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 21, 2023, does hereby grant, transfer, and convey to **BMO HARRIS BANK N A** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever


Lot 40 in Block 1 in Riley's Subdivision of Block 24 in Stone and Whitney's Subdivision in Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, according to map recorded January 8, 1884 in Book 18 of maps page 75 as Document 518160 in Cook County, Illinois

Commonly known as 4819 S MARSHFIELD AVENUE, CHICAGO, IL 60609

Property Index No 20-07-215-005-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 2nd day of October, 2023

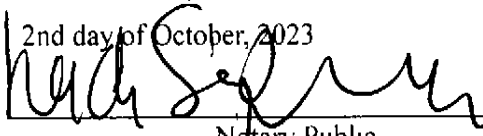
The Judicial Sales Corporation


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

2nd 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

UNOFFICIAL COPY

JUDICIAL SALE DEED

Property Address 4819 S MARSHFIELD AVENUE CHICAGO IL 60609

Exempt under provision of Paragraph L Section 31.45 of the Real Estate Transfer Tax Law (35 ILCS 200/31.45)

10/5/23

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)236-5411

Grantee's Name and Address and mail tax bills to

BMO HARRIS BANK N.A.
1 CORPORATE DRIVE, SUITE 360
LAKE ZURICH, IL 60047

Contact Name and Address

Contact BMO HARRIS BANK N.A.

Address 1 CORPORATE DRIVE, SUITE 360
LAKE ZURICH, IL 60047

Telephone _____

Mail To

MANLEY DEAS KOCHALSKI LLC
ONE EAST WACKER, SUITE 1250
Chicago, IL, 60601
Att No 48928
File No 22-032431

UNOFFICIAL COPY

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 18, 2023

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:

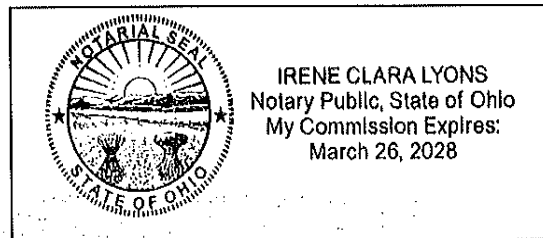
By the said (Name of Grantor): The Judicial Sales Corp

On this date of: 18th October, 2023

NOTARY SIGNATURE: _____

Irene Clara Lyons

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

DATED: October 18, 2023

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:

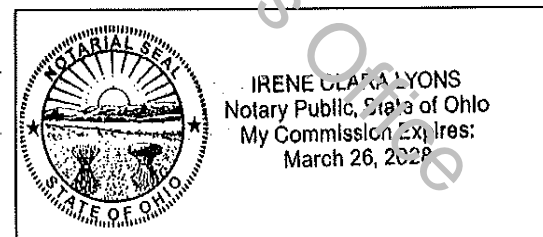
By the said (Name of Grantee): BMO Harris Bank N.A.

On this date of: 18th October, 2023

NOTARY SIGNATURE: _____

Irene Clara Lyons

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

rev. on 10.17.2016