

UNOFFICIAL COPY



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 6, 2023, in Case No. 22 CH 04021, entitled SIWELL D/B/A CAPITAL MORTGAGE SERVICES OF TEXAS vs. VALANCE SMITH, et al, and pursuant to

Doc# 2332057037 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/16/2023 02:51 PM PG: 1 OF 3

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 7, 2023, does hereby grant, transfer, and convey to **SIWELL D/B/A CAPITAL MORTGAGE SERVICES OF TEXAS** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 44 AND THE NORTH 7 FEET OF LOT 43 IN BLOCK 13 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVISION OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 8707 SOUTH MANISTEE AVENUE, CHICAGO, IL 60617

Property Index No. 26-06-107-003-0009

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 23rd day of October, 2023.

The Judicial Sales Corporation

Wendy Morales
President and Chief Executive Officer

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 8707 SOUTH MANISTEE AVENUE, CHICAGO, IL 60617

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

23rd 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 2 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

11/6/23
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-SALE

REAL ESTATE TRANSFER TAX		16-Nov-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
26-06-107-003-0000 20231101675359 0-860-278-736		

Grantee's Name and Address and mail tax bills to:

Contact: SIWELL D/B/A CAPITAL MORTGAGE SERVICES OF TEXAS c/o LINDA ANN LEWIS,
PRESIDENT
Address: 4212 50TH ST.
LUBBOCK, TX 79413
Telephone: (806) 796-7231

REAL ESTATE TRANSFER TAX		16-Nov-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
26-06-107-003-0000 20231101675359 1-478-283-216		

Mail To:
MCCALLA RAYMER LEIBERT PIERCE, LLC
One North Dearborn Street, Suite 1200
Chicago, IL, 60602
Att No. 61256
File No. 22-085611L

* Total does not include any applicable penalty or interest due.

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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: 11 | 6 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

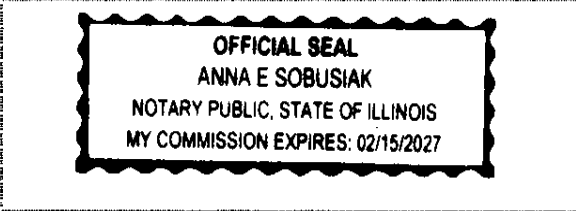
Subscribed and sworn to before me, Name of Notary Public: Anna E. Sobusiak

By the said (Name of Grantor): Phil Schneider (Agent)

On this date of: 11 | 6 | 2023

NOTARY SIGNATURE: Anna E. Sobusiak

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: 11 | 6 | 20

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

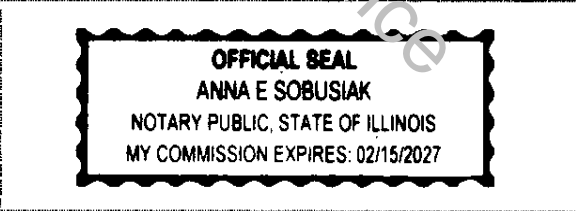
Subscribed and sworn to before me, Name of Notary Public: Anna E. Sobusiak

By the said (Name of Grantee): Phil Schneider (Agent)

On this date of: 11 | 6 | 2023

NOTARY SIGNATURE: Anna E. Sobusiak

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)**