

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 July 3, 2023, in Case No. 2019 CH 10749, entitled HPP PROPERTY, LLC vs. CASSANDRA TAYLOR, et al, and pursuant to which the premises hereinafter

Doc# 2333322015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2023 12:42 PM PG: 1 OF 3

described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on September 21, 2023, does hereby grant, transfer, and convey to **HPP PROPERTY, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 234 OF WEST CHESTERFIELD HOMES A SUBDIVISION OF THE CITY OF CHICAGO COUNTY OF COOK STATE OF ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON THE 14TH DAY OF DECEMBER 1948 AS DOCUMENT NO 14461739 AND NOW OF RECORD IN BOOK 374 OF PLATS AT PAGES 37 38 AND 39 THEREOF TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Commonly known as 9209 SOUTH PRAIRIE, CHICAGO, IL 60619

Property Index No. 25-03-311-040-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 14th day of November, 2023.

The Judicial Sales Corporation

Wendy Morales
President and Chief Executive Officer

REAL ESTATE TRANSFER TAX 29-Nov-2023

	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-03-311-040-0000 | 20231101683449 | 0-305-749-968

REAL ESTATE TRANSFER TAX

29-Nov-2023

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

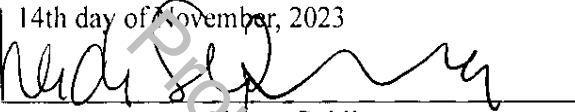
25-03-311-040-0000 | 20231101683449 | 1-525-374-928

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

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 9209 SOUTH PRAIRIE, CHICAGO, IL 60619

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
14th day of November, 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 0 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

11/28/23 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

Grantee's Name and Address and mail tax bills to:
HPP PROPERTY, LLC
920 CASSATT RD., SUITE 210
BERWYN, PA 19312

Contact Name and Address:
Contact: HPP PROPERTY, LLC c/o PPR NOTE
Address: 920 CASSATT RD., SUITE 210
BERWYN, PA 19312
Telephone: (877) 395-1290

Mail To:
ERIC FELDMAN & ASSOCIATES, P.C.
53 W. Jackson Blvd., Suite 1622
Chicago, IL, 60604
Att No. 40466
File No. FC19-9209

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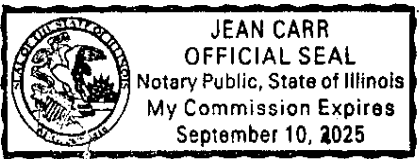
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 11/29/23 Signature: *Celia Oweil*
Grantor or Agent

Subscribed and sworn to before me
by the said agent
dated 11/29/23

Notary Public *J Carr*

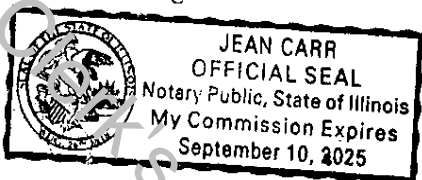


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11/29/23 Signature: *Celia Clark*
Grantee or Agent

Subscribed and sworn to before me
by the said agent
dated 11/29/23

Notary Public *J Carr*



Note: 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.