

UNOFFICIAL COPY

Doc#: 2334206276 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 01:48 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 June 27, 2023, in Case No. 2022 CH 11783, entitled ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC vs. 1739 NORTH DRAKE INCORPORATED, et al,

Dec ID 20231101682658

City Stamp 1-374-421-040

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 October 30, 2023, does hereby grant, transfer, and convey to **ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 41 IN AUGUR'S SUBDIVISION OF BLOCK 17 IN E. SIMONS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1739 N DRAKE AVE, CHICAGO, IL 60647

Property Index No. 13-35-413-009-600-1

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 22nd day of November, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

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JUDICIAL SALE DEED

Property Address: 1739 N DRAKE AVE, CHICAGO, IL 60647

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

22nd day of November, 2023

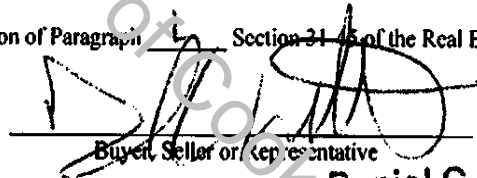

Notary Public



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 4 Section 21-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

11-27-23
Date


Buyer, Seller or Representative

Daniel C. Walters
ARDC # 6270792

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:
ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC
30 MONTGOMERY STREET, SUITE 215
JERSEY CITY, NJ 07302

Contact Name and Address:

Contact: MATTHEW R. BORBA
Address: 30 MONTGOMERY STREET, SUITE 215
JERSEY CITY, NJ 07302
Telephone: (201) 942-9090

REAL ESTATE TRANSFER TAX

16-Dec-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. 14-22-06287

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


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File # 14-22-06287

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 November 27, 2023

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 11/27/2023
Notary Public Gemma Young



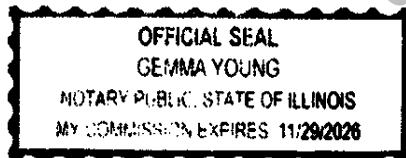
Daniel C. Walters
ARDC # 6270792

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 November 27, 2023

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 11/27/2023
Notary Public Gemma Young



Daniel C. Walters
ARDC # 6270792

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.)