

# 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 March 17, 2023, in Case No. 21 CH 389, entitled COMMUNITY INVESTMENT CORPORATION vs. CHARLES AUBREY GIBSON, JR., 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 August 10, 2023, does hereby grant, transfer, and convey to **COMMUNITY INVESTMENT CORPORATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOTS 28, 29 AND THE SOUTH 15 FEET OF LOT 27 IN BLOCK 3 IN GEORGE A. CHAMBER'S SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.**

Commonly known as 7955 S. EMERALD AVE, CHICAGO, IL 60620

Property Index No. 20-33-101-023-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 5th day of December, 2023.

**The Judicial Sales Corporation**

Wendy Morales  
President and Chief Executive Officer

Doc# 2335234032 Fee \$89.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/18/2023 02:06 PM PG: 1 OF 3

# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 7955 S. EMERALD AVE. CHICAGO, IL 60620

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

5th day of December, 2023

*Heidi Sepulveda*  
\_\_\_\_\_  
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 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

12/5/23

Date

*[Signature]*  
\_\_\_\_\_  
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:  
COMMUNITY INVESTMENT CORPORATION  
222 S. RIVERSIDE PLAZA, SUITE 380  
CHICAGO, IL 60606  
(312) 870-9951

Contact Name and Address:

Contact: COMMUNITY INVESTMENT CORPORATION c/o MARIE DOLADEI  
Address: 222 S. RIVERSIDE PLAZA, SUITE 380  
CHICAGO, IL 60606  
Telephone: (312) 870-9951

Mail To:  
GREIMAN, ROME & GRIESMEYER, LLC  
205 West Randolph Street, Suite 2300  
Chicago, IL, 60606  
Att No. 47890  
File No. 10445-1464

REAL ESTATE TRANSFER TAX		18-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

20-33-101-023-0000 | 20231201697344 | 1-809-993-776

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

REAL ESTATE TRANSFER TAX		18-Dec-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

20-33-101-023-0000 | 20231201697344 | 1-931-776-048

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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: 12 | 7 | 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:

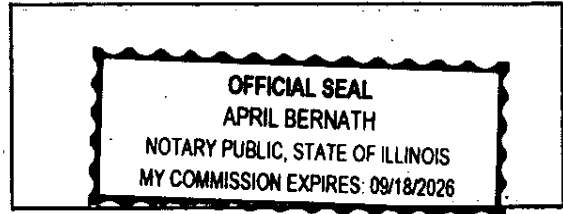
April Bernath

By the said (Name of Grantor): Megan McGillivray

On this date of: 12 | 7 | 2023

NOTARY SIGNATURE: April Bernath

**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: 12 | 7 | 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:

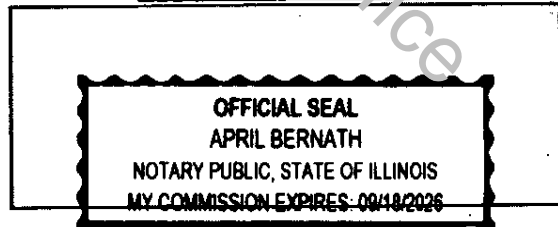
April Bernath

By the said (Name of Grantee): Megan McGillivray

On this date of: 12 | 7 | 2023

NOTARY SIGNATURE: April Bernath

**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)**)