

# UNOFFICIAL COPY

Doc#: 2402928112 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/29/2024 02:53 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 August 17, 2023, in Case No. 2023 CH 04156, entitled NEIGHBORHOOD LENDING SERVICES, INC. vs. DEBORAH F. WILLIAMS, 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 November 28, 2023, does hereby grant, transfer, and convey to NEIGHBORHOOD LENDING SERVICES, INC. the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 1305-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SOUTH SHORE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0421210075, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1305 E. 71ST PL 2N, CHICAGO, IL 60619

Property Index No. 20-26-205-032-1015

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 27th day of December, 2023.

**The Judicial Sales Corporation**



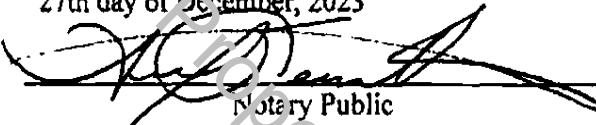
Wendy Morales  
President and Chief Executive Officer

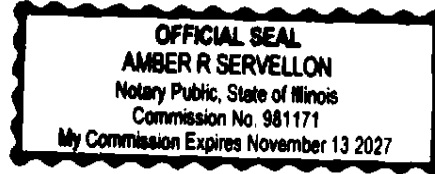
# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 1305 E. 71ST PL 2N, CHICAGO, IL 60619

State of IL, County of COOK ss, I, Amber Servellon, 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  
27th day of December, 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    Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).


1/2/24 Date       Buyer, Seller or Representative      Robert Spickerman  
ARDC # 6298715

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:  
NEIGHBORHOOD LENDING SERVICES, INC.  
446 Wrenplace Road, P.O. Box 19409  
Fort Mill, SC 29715

Contact Name and Address:

Contact: Elizabeth Harting  
Address: 446 Wrenplace Road  
Fort Mill, SC 29715  
Telephone: (702) 938-7735

REAL ESTATE TRANSFER TAX		24 Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

20-26-205-032-1015 | 20240101605997 | 0-601-599-024

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

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. 14-23-02297

# UNOFFICIAL COPY

File # 14-23-02297

## 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 January 2, 2024

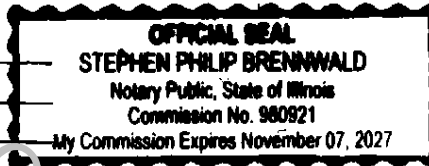
Signature:   
Grantor or Agent

Subscribed and sworn to before me

By the said Agent

Date 1/2/2024

Notary Public Step Philip Brennwald



Robert Spickerman  
ARDC # 6298715

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 January 2, 2024

Signature:   
Grantee or Agent

Subscribed and sworn to before me

By the said Agent

Date 1/2/2024

Notary Public Step Philip Brennwald



Robert Spickerman  
ARDC # 6298715

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.)