

22-03061

JUDICIAL SALE DEED

Doc#. 2403941159 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/08/2024 03:46 PM Pg: 1 of 3

Dec ID 20240201629758

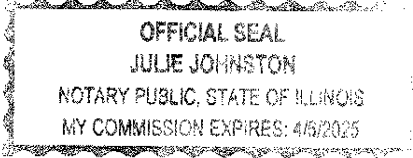
THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on August 21, 2023 in Case No. 23 CH 3543 entitled J.P. MORGAN vs. VENETTA M. COLEY and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 28, 2023, does hereby grant, transfer and convey to J.P. MORGAN MORTGAGE ACQUISITION CORP. the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this January 18, 2024.  
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Alex Grange Secretary Frederick S. Lappe President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on January 18, 2024 by Frederick S. Lappe as President and Alex Grange as Secretary of Intercounty Judicial Sales Corporation.



Julie Johnston  
Notary Public

Prepared by Frederick S. Lappe, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) \_\_\_\_\_, January 18, 2024.

**UNOFFICIAL COPY**

22-03061

Rider attached to and made a part of a Judicial Sale Deed dated January 18, 2024 from INTERCOUNTY JUDICIAL SALES CORPORATION to J.P. MORGAN MORTGAGE ACQUISITION CORP. and executed pursuant to orders entered in Case No. 23 CH 3543.

UNIT NUMBER 313 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE, OF SUBDIVISION OF THE SOUTH 300 FEET OF LOT 1 IN BLOCK 2 IN WELLS AND NELLEGAR'S SUBDIVISION OF THE NORTH 17 1/2 ACRES WEST OF THE ILLINOIS CENTRAL RAILROAD COMPANY, OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NB&TC OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1972 KNOWN AS TRUST NUMBER 76407 RECORDED AS DOCUMENT 22628042 AND AMENDED BY DOCUMENT 22639249, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 1139 LEAVITT AVE., UNIT 313, FLOSSMOOR, IL 60422

P.I.N. 31-12-202-064-1043

**Grantee's Contact Information:**

Solutionstar Field Services  
2501 S. State Hwy 121  
Lewisville, TX 75067

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 (L)  
OF THE PROPERTY TAX CODE.

DATE: 1-31-20 [Signature]  
BUYER - SELLER OR AGENT

**RETURN TO:**

Law Offices of Irz T. Nevel, LLC  
175 N. Franklin St.  
Suite 201  
Chicago, IL 60606

**MAIL TAX BILLS TO:**

Solutionstar Field Services  
C/O Jaime Burgess  
2501 S. State Hwy 121  
Lewisville, TX 75067  
(888) 456-0714

# UNOFFICIAL COPY

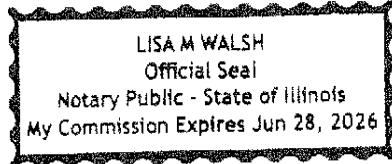
## STATEMENT BY GRANTOR AND GRANTEE

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 1-31, 2026

Signature: \_\_\_\_\_  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said **LISA M. WALSH**  
This 31<sup>st</sup> day of January, 2026  
Notary Public Lisa M Walsh

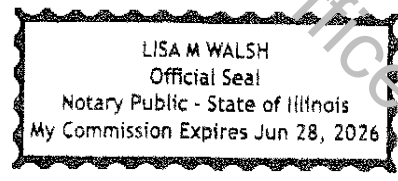


The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-31, 2026

Signature: \_\_\_\_\_  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said **LISA M. WALSH**  
This 31<sup>st</sup> day of January, 2026  
Notary Public Lisa M Walsh



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 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.)