

UNOFFICIAL COPY

2024-00479-F

1496-192360

JUDICIAL SALE DEED

Doc#: 2404006083 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/09/2024 10:30 AM Pg: 1 of 3

Dec ID 20240201627950

ST/CO Stamp 0-567-180-336

City Stamp 0-030-309-424

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 October 30, 2023 in Case No. 23 CH 5294 entitled US BANK TRUST NATIONAL ASSOCIATION vs.

MANUEL TORRES and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on December 27, 2023, does hereby grant, transfer and convey to **US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust** 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 31, 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 31, 2024 by Frederick S. Lappe as President and Alex Grange as Secretary of **Intercounty Judicial Sales Corporation**.



Julie Johnston
Notary Public

This instrument was prepared by Frederick S. Lappe, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(L) Alex Grange, January 31, 2024.

No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit _____.

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Rider attached to and made a part of a Judicial Sale Deed dated January 31, 2024 from INTERCOUNTY JUDICIAL SALES CORPORATION to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust and executed pursuant to orders entered in Case No. 23 CH 5294.

LOT 11 (EXCEPT THE WEST 18.0 FEET) IN BLOCK 6 IN THE SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND THE WEST 18.0 FEET OF LOT 11 AND THE EAST 7.00 FEET OF LOT 12 IN BLOCK 6 IN THE SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 5453 W. Walton St., Chicago, IL 60651

P.I.N. 16-04-319-043-0000, 16-04-319-045-0000

RETURN TO:

Diaz Anselmo & Associates, P.A.
1771 West Diehl Road
Suite 120
Naperville, Illinois 60563

GRANTEE'S CONTACT INFORMATION:

Suzette Figaro
55 Beattie Place
Suite 110, MS# 003
Greenville, SC 29601
832-775-7722

Grantee and
MAIL TAX BILLS TO:

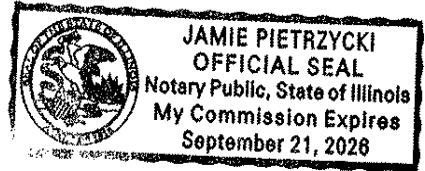
US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust
55 Beattie Place
Suite 110, MS# 003
Greenville, SC 29601

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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 2/5/2024
Signature: *Savannah Rybka* Grantor or Agent
Savannah Rybka
Sales Department
Diaz Anselmo & Associates, LLC



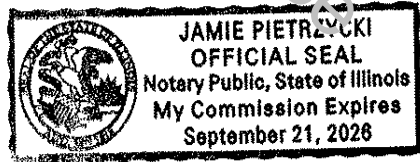
Subscribed and sworn to before me
By the said *Agent*

This 5th day of February, 2024

Notary Public *Jamie Pietrzycki*

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.

Signature: *Savannah Rybka* Grantee or Agent
Savannah Rybka
Sales Department
Diaz Anselmo & Associates, LLC



Subscribed and sworn to before me
By the said *Agent*

This 5th day of February, 2024

Notary Public *Jamie Pietrzycki*