

# UNOFFICIAL COPY

Doc#: 2404606211 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/15/2024 12:04 PM Pg: 1 of 3

Dec ID 20240201631626

## 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 November 20, 2023, in Case No. 20226007198, entitled CITY OF CHICAGO HEIGHTS, A MUNICIPAL CORPORATION vs. SHORELINE TAX

INVESTMENTS, 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 January 18, 2024, does hereby grant, transfer, and convey to CITY OF CHICAGO HEIGHTS, A MUNICIPAL CORPORATION the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 7 IN BLOCK 11 IN BEACON HILLS, BEING A SUBDIVISION OF PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 342 STANDISH STREET, CHICAGO HEIGHTS, IL 60411

Property Index No. 32-30-216-007-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 29th day of January, 2024.

The Judicial Sales Corporation



Wendy Morales  
President and Chief Executive Officer

EXEMPTION APPROVED



RACHEL VEGA, CITY CLERK  
CITY OF CHICAGO HEIGHTS

*[Handwritten initials]* 2/12/24

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## JUDICIAL SALE DEED

Property Address: 342 STANDISH STREET, CHICAGO HEIGHTS, IL 60411

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

29th day of January, 2024

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

2/12/24

Date

*August R. Butera*  
\_\_\_\_\_  
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:

CITY OF CHICAGO HEIGHTS, A MUNICIPAL CORPORATION  
*1601 CHICAGO RD*  
*CHICAGO HEIGHTS IL 60411*

Contact Name and Address:

Contact: LAW OFFICES OF DENNIS GIANOPOLUS  
Address: 18511 TORRENCE  
LANSING IL 60438  
Telephone: 708-889-9626

Mail To:

THE LAW OFFICES OF DENNIS G. GIANOPOLUS, P.C.  
18511 Torrence Avenue  
Lansing, IL, 60438  
Att No. 34464  
File No.

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## STATEMENT BY GRANTOR AND GRANTEE

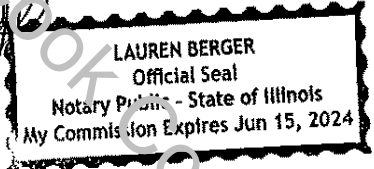
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 2-12-24

Signature: 


Subscribed and Sworn to before me this 12 day of February, 2024.

Notary Public Lauren Berger



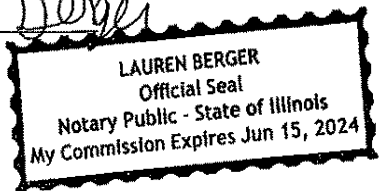
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2-12-24

Signature: 

Subscribed and sworn to before me this 12 day of February, 2024.

Notary Public Lauren Berger



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 of a Class A misdemeanor for subsequent offenses.