

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 December 8, 2023, in Case No. 2023 M5 004199, entitled VILLAGE OF WILLOW SPRINGS, AN ILLINOIS MUNICIPAL CORPORATION vs. ERIC NELSON, 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 February 7, 2024, does hereby grant, transfer, and convey to **VILLAGE OF WILLOW SPRINGS, AN ILLINOIS 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 27 AND LOT 28 IN BLOCK 17 IN MOUNT FOREST SUBDIVISION OF SECTION 33, TOWNSHIP 38 NORH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 105 HILL STREET, WILLOW SPRINGS, IL 60480

Property Index No. 18-33-209-026-0000 AND 18-33-209-027-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 5th day of March, 2024.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer



2407108009

Doc# 2407108009 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/11/2024 11:25 AM

PAGE: 1 OF 3

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 105 HILL STREET, WILLOW SPRINGS, IL 60480

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 March, 2024



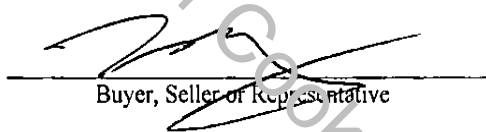
Notary Public



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).

3/5/24
Date


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:
VILLAGE OF WILLOW SPRINGS, AN ILLINOIS MUNICIPAL CORPORATION
One Village Circle
Willow Springs, IL 60480

Contact Name and Address:
Contact: Village of Willow Springs c/o OMFM, LLC.
Address: 3318 W. 95th St.
Evergreen Park, IL 60805
Telephone: 708-424-5678

Mail To:
ODELSON, MURPHEY, FRAZIER & MCGRATH, LTD
3318 W. 95TH STREET
Evergreen Park, IL, 60805
Att No. 64830
File No.

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STATEMENT BY GRANTOR AND GRANTEE

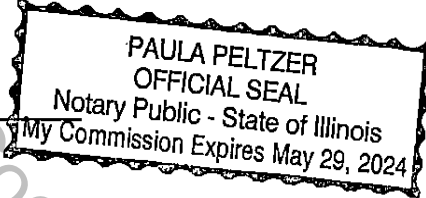
The grantor or his agent affirms and verifies that to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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.

Date: March 5, 2024

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
ON THIS 5TH DAY OF MARCH 2024

NOTARY PUBLIC



The grantee or his agent affirms and verifies 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 natural person, an Illinois corporation or foreign corporation 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.

Date: March 5, 2024

Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME
ON THIS 5TH DAY OF MARCH 2024

NOTARY PUBLIC

