

UNOFFICIAL COPY

Doc#: 2407202145 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/12/2024 12:32 PM Pg: 1 of 4

Dec ID 20240301649176

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 May 15, 2023, in Case No. 2022 CH 04098, entitled US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY

AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. ERIC MICHAEL ALMENDAREZ, 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 September 18, 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, in the State of Illinois, to have and to hold forever:

LOT 90 IN HOEKSTRA'S SECOND ADDITION TO DUTCH VALLEY, BEING A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 16304 SCHOOL STREET, SOUTH HOLLAND, IL 60473

Property Index No. 29-22-209-011-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 9th day of November, 2023.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **The Judicial Sales Corporation**

Telephone No.: **(312)-752-1212**

Attorney or Agent: **N/A**

Telephone No.: **N/A**

Property Address: **16304 School Street**

South Holland, IL 60473

Property Index Number (PIN): **29-22-209-011-0000**

Date of Issuance: **2/27/2024**

State of Illinois)

County of Cook)

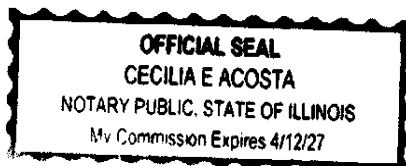
This instrument was acknowledged before
me on Feb. 27th, 2024 by

Cecilia E Acosta

Cecilia E Acosta
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Michelle Waddell
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

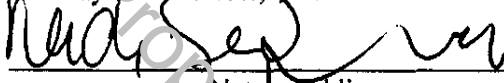
UNOFFICIAL COPY**JUDICIAL SALE DEED**

Property Address: 16304 SCHOOL STREET, SOUTH HOLLAND, IL 60473

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

9th day of November, 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 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3/7/24

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:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
 TRUSTEE FOR VRMTG ASSET TRUST
 55 BEATTIE PLACE, SUITE 110
 GREENVILLE, SC 29601

Contact Name and Address:

Contact: CATHY PHLEGM
 Address: 75 BEATTIE PLACE, SUITE 300
 GREENVILLE, SC 29601
 Telephone: (832) 775-7749

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. 14-23-01322

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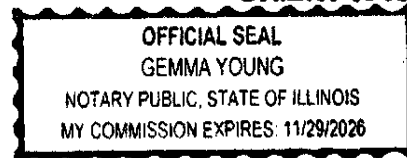
File # 14-23-01322

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 March 7, 2024Christine Coates
ARDC # 6308768Signature: Christine Coates
Grantor or Agent

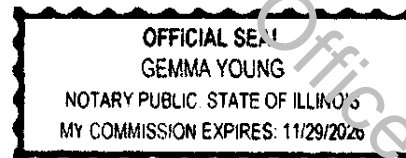
Subscribed and sworn to before me
By the said Agent
Date 3/7/2024
Notary Public Gemma Young



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 March 7, 2024Christine Coates
ARDC # 6308768Signature: Christine Coates
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 3/7/2024
Notary Public Gemma Young



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.)