

UNOFFICIAL COPY

23-146681L

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 September 27, 2023, in Case No. 23 CH 02835, entitled NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. DAVID REVILLA, 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 4, 2024, 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**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 34 (EXCEPT THE SOUTH 5 FEET THEREOF) AND THE SOUTH 10 FEET 5-1/8 INCHES OF LOT 35 IN BLOCK FIVE 5 IN AVONDALE IN WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 6635 SOUTH WASHTENAW AVENUE, CHICAGO, IL 60629

Property Index No. 19-24-226-041-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 15th day of February, 2024.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer



Doc# 2407308053 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/13/2024 3:50 PM

PAGE: 1 OF 3

UNOFFICIAL COPY**JUDICIAL SALE DEED**

Property Address: 6635 SOUTH WASHTENAW AVENUE, CHICAGO, IL 60629

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

15th day of February, 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 2 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2/22/24

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

REAL ESTATE TRANSFER TAX

13-Mar-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-24-226-041-0000

| 20240301652533 | 1-466-161-712

Grantee's Name and Address and mail tax bills to:

Contact: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST c/o SHELLPOINT MORTGAGE SERVICING - QUINTUS THIBODEAUX

Address: 75 BEATTIE PLACE, SUITE 300
GREENVILLE, SC 29601

Telephone: (800) 365-7107

REAL ESTATE TRANSFER TAX

13-Mar-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

Mail To:

MCCALLA RAYMER LEIBERT PIERCE, LLC
One North Dearborn Street, Suite 1200
Chicago, IL, 60602
Att No. 61256
File No. 23-14668IL_902525

19-24-226-041-0000 | 20240301652533 | 0-923-064-880

* Total does not include any applicable penalty or interest due.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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 | 27 | 2024

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

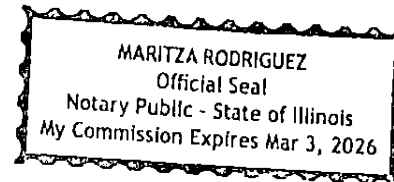
By the said (Name of Grantor): _____ AGENT

On this date of: 2 | 27 | 2024

NOTARY SIGNATURE: _____

Maritza Rodriguez

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 | 27 | 2024

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

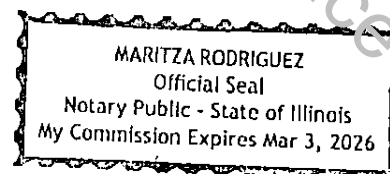
By the said (Name of Grantee): _____ AGENT

On this date of: 2 | 27 | 2024

NOTARY SIGNATURE: _____

Maritza Rodriguez

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))

rev. on 10.17.2016