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Doc#: 2407420218 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/14/2024 11:18 AM Pg: 1 of 3

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 April 19, 2023, in Case No. 2016 CH 02210, entitled WBL SPO II LLC vs. TOUJOURS SALON & SPA LLC, et al, and pursuant to which the premises hereinafter

Dec ID 20240301648057
City Stamp 1-255-823-920 City Tax \$0.00

described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on July 19, 2023, does hereby grant, transfer, and convey to **WBL SPO II LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

Unit No. 3915-1C in the Addison City Villas Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 5, 6, 7, 8, and 9 in Block 1 of Bauer's Re-subdivision of Block 9 in Jones Subdivision of the North Half of Southwest Quarter of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded April 23, 2007 as Document Number 0711315041, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Commonly known as 3915 WEST ADDISON STREET UNIT 1C, CHICAGO, IL 60618

Property Index No. 13-23-300-031-1007

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

REAL ESTATE TRANSFER TAX

12-Mar-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-23-300-031-1007 | 20240301648057 | 1-255-823-920

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

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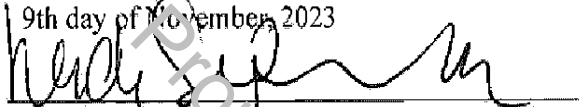
JUDICIAL SALE DEED

Property Address: 3915 WEST ADDISON STREET UNIT 1C, CHICAGO, IL 60618

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

2/12/2024
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:
WBL SPO II LLC
P.O. BOX 479
ELMSFORD, NY 10523

Contact Name and Address:
Contact: WBL SPO II LLC c/o ELISA ORRICO
Address: P.O. BOX 479
ELMSFORD, NY 10523
Telephone: (551) 258-4373

Mail To:
THE LAW OFFICE OF WILLIAM J. FACTOR, LTD.
105 W. MADISON ST., SUITE 1500
Chicago, IL, 60602
Att No. 45665
File No.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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: March 1, 2024

Signature: [Handwritten Signature]
GRANTOR or AGENT

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

Acknowledged and sworn to before me using audio-video technology, Name of Notary Public:

Danielle Mesikapp

By the said (Name of Grantor): Jeffrey K. Paulsen, Attorney

AFFIX NOTARY STAMP BELOW

On this date of: March 1, 2024

NOTARY SIGNATURE: [Handwritten Signature]



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: March 1, 2024

Signature: [Handwritten Signature]
GRANTEE or AGENT

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

Acknowledged and sworn to before me using audio-video technology, Name of Notary Public:

Danielle Mesikapp

By the said (Name of Grantees): Jeffrey K. Paulsen, Attorney

AFFIX NOTARY STAMP BELOW

On this date of: March 1, 2024

NOTARY SIGNATURE: [Handwritten Signature]



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)