

UNOFFICIAL COPY

Doc#: 2407420571 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 4:09 PM Pg: 1 of 3

Dec ID 20240301649139

City Stamp 0-412-998-192 City Tax \$0.00

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 August 28, 2023, in Case No. 22 CH 12610, entitled LOAN FUNDER LLC, SERIES 26353 vs. EARL L. FISHER, 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 24, 2024, does hereby grant, transfer, and convey to **AAIA RML, LLC, by assignment** at the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 27 (EXCEPT THE NORTH 16 FEET THEREOF) AND THE NORTH 21 FEET OF LOT 26 IN BLOCK 7 IN THE RESUBDIVISION OF BLOCKS 1 TO 8 INCLUSIVE. (EXCEPT THE NORTH 134 FEET OF BLOCKS 1 AND 2 AND EXCEPT THE NORTH 60 FEET OF THE SOUTH 350 FEET OF BLOCK 7 AND 8) IN LYONS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 5655 SOUTH WOLCOTT AVE., CHICAGO, IL 60636

Property Index No. 20-18-210-019-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 21st day of February, 2024.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 5655 SOUTH WOLCOTT AVE., CHICAGO, IL 60636

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

21st day of February, 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 2 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2-28-24 _____
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:
AAIA RML, LLC, by assignment
645 Madison Ave., 19th Floor
New York, NY 10022

Contact Name and Address: ROC Capital Holdings, LLC
Contact: C/O Lucas Samborak
Address: 645 Madison Ave., 19th Floor
New York, NY 10022
Telephone: (212) 607-8381

Mail To:
LAW OFFICES OF IRA T. NEVEL, LLC
175 N. Franklin Street, Suite 201
CHICAGO, IL, 60606
Att No. 18837
File No. 22-03749

REAL ESTATE TRANSFER TAX		13-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-18-210-019-0000 | 20240301649139 | 0-412-998-192

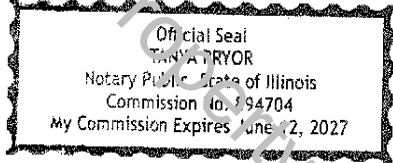
* Total does not include any applicable penalty or interest due.

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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 2-29, 2025

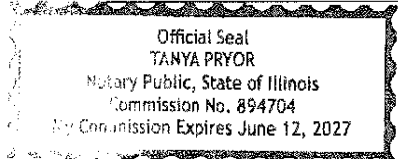


Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said Tanya Pryor
This 29, day of Feb, 2024
Notary Public Tanya Pryor

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 2-29, 2025



Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said Tanya Pryor
This 29, day of Feb, 2024
Notary Public Tanya Pryor

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 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.)