

FIRST AMERICAN TITLE

FILE # A1041245 143

**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 November 27, 2023, in Case No. 23 CH 7652, entitled CONTINUUM CAPITAL FUNDING II, LLC vs. DENISE BREWER, 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 2, 2024, does hereby grant, transfer, and convey to **CCF REAL ESTATE HOLDINGS, LLC**, 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 20 (EXCEPT THE EAST 3 INCHES THEREOF) IN BLOCK 9 IN DERBY'S ADDITION TO CHICAGO, SAID ADDITION BEING A RESUBDIVISION OF LOTS 20, 23 TO 29, 33 TO 66, 70, 71, 72, 74, 76, 78 AND 79 IN C.J. HULL'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 5044 WEST MADISON STREET, CHICAGO, IL 60644

Property Index No. 16-09-426-021-0000

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

The Judicial Sales Corporation



Wendy Morales  
President and Chief Executive Officer

Doc#: 2409320162 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/2/2024 2:49 PM Pg: 1 of 3

Dec ID 20240301663313

ST/Co Stamp 0-063-485-488 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-716-500-016 City Tax \$0.00

# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 5044 WEST MADISON STREET, CHICAGO, IL 60644

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

3/26/24  
Date

*Wendy Morales*  
\_\_\_\_\_  
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:  
CCF REAL ESTATE HOLDINGS, LLC, by assignment

Contact Name and Address:

Contact: CCF REAL ESTATE HOLDINGS, LLC c/o LAW OFFICES OF IAN B. HOFFENBERG LLC  
Address: 1603 ORRINGTON AVE., SUITE 600  
EVANSTON, IL 60201  
Telephone: (312) 544-9001  
Email: [ihoffenberg@hoffenberglaw.com](mailto:ihoffenberg@hoffenberglaw.com)


Mail To:  
LAW OFFICES OF IAN B. HOFFENBERG LLC  
1603 Orrington Ave., Suite 600  
Evanston, IL, 60201  
Att No. 45844  
File No.

# UNOFFICIAL COPY

## 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.

Date: 3/26/24

Signature:   
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID agent  
THIS 26 DAY OF March,  
20 24

NOTARY PUBLIC





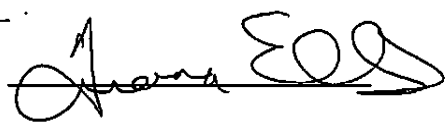
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

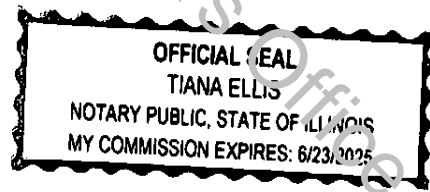
Date: 3/26/24

Signature:   
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID agent  
THIS 26 DAY OF March,  
20 24

NOTARY PUBLIC





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.

[Attached to deed or ABI to be recorded in \_\_\_\_\_, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]