

# UNOFFICIAL COPY

## 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 25, 2023, in Case No. 23 CH 005231, entitled 405 SOUTH MAPLE CONDO ASSOC INC. vs. GEORGE A.

VERGARA, 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(e) by said grantor on January 18, 2024, does hereby grant, transfer, and convey to NAVIGATOR INVESTMENT GROUP, LLC the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT NUMBER 3, IN THE 405 SOUTH MAPLE CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 40 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24782235 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly known as 405 S. MAPLE AVE, UNIT #3, OAK PARK, IL 60302



Property Index No. 16-07-321-021-1003

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 19th day of March, 2024.

The Judicial Sales Corporation



Wendy Morales  
President and Chief Executive Officer

<b>Real Estate Transfer Tax</b>	
<b>\$464.00</b>	
	 9830
Oak Park	www.oak-park.us

Doc#: 2409524403 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/4/2024 2:38 PM Pg: 1 of 3

Dec ID 20240301661008

ST/Co Stamp 1-337-396-784 ST Tax \$58.00 CO Tax \$29.00

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## JUDICIAL SALE DEED

Property Address: 405 S. MAPLE AVE, UNIT #3, OAK PARK, IL 60302

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

19th day of March, 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.

**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:**

NAVIGATOR INVESTMENT GROUP, LLC  
7119 KEATING AVE.  
LINCOLNWOOD, IL 60712  
(773) 837-8343

**Contact Name and Address:**

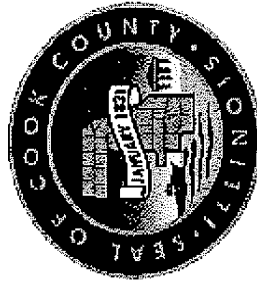
**Contact:** NAVIGATOR INVESTMENT GROUP, LLC c/o HASAN ALSAADI  
**Address:** 7119 KEATING AVE.  
LINCOLNWOOD, IL 60712  
**Telephone:** (773) 837-8343

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

04-Apr-2024



**COUNTY:**

29.00

**ILLINOIS:**

58.00

**TOTAL:**

87.00

16-07-321-021-1003

20240301661008

1-337-396-784