

# UNOFFICIAL COPY

Doc#: 2410602367 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 3:15 PM Pg: 1 of 3

Dec ID 20240401676230

City Stamp 1-285-537-328 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 January 12, 2024, in Case No. 2023 CH 02260, entitled U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOMEWARD OPPORTUNITIES FUND TRUST 2020-BPL1 vs. CHICAGO EQUITIES LLC, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 135 ILCS 5/15-1507(c) by said grantor on February 27, 2024, does hereby grant, transfer, and convey to HOF REO 1 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 18 IN WELLS SUBDIVISION OF BLOCK 8 OF STREET SUBDIVISION OF THE 1/2 OF THE SOUTH WEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1255 W 108TH PLACE, CHICAGO, IL 60643

Property Index No. 25-17-315-002-0000

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

**The Judicial Sales Corporation**



Wendy Morales  
President and Chief Executive Officer

**UNOFFICIAL COPY****JUDICIAL SALE DEED**

Property Address: 1255 W 108TH PLACE, CHICAGO, IL 60643

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 April, 2024



Notary Public

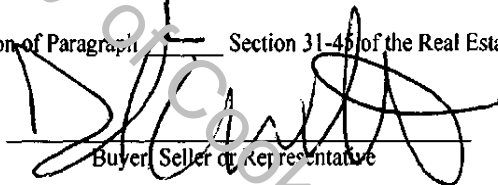


This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

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

4-10-24

Date



Buyer, Seller or Representative

Daniel C. Walters  
ARDC # 6270792

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:

HOF REO I LLC, by assignment  
PO BOX 814609  
DALLAS, TX 75381

Contact Name and Address:

Contact: GLEN BROOKS / DARREN PEREZ  
Address: 425 S. FINANCIAL PLACE, SUITE 2000  
CHICAGO, IL 60605  
Telephone: (800) 495-7166

**REAL ESTATE TRANSFER TAX**

15-Apr-2024



CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

Mail To:

M. Moses  
CODILIS & ASSOCIATES, P.C.  
Matthew Moses, ARDC #6278082  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
Att No. 21762  
File No. 14-22-09463

25-17-315-002-0000 | 20240401676230 | 1-285-537-328

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


# UNOFFICIAL COPY

File # 14-22-09463

## 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 of Assignment of Beneficial Interest in 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 April 10, 2024

Signature:   
Grantor or Agent

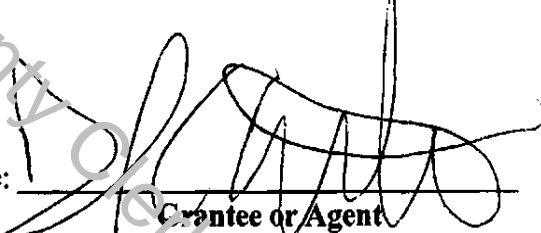
Subscribed and sworn to before me  
By the said Agent  
Date 4/10/2024  
Notary Public Gemma Young



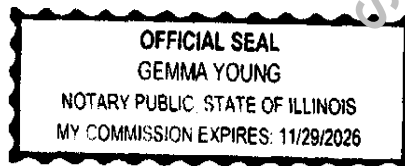
Daniel C. Walters  
ARDC # 6270792

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 April 10, 2024

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 4/10/2024  
Notary Public Gemma Young



Daniel C. Walters  
ARDC # 6270792

Note: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)