

UNOFFICIAL COPY

Doc#: 2410623161 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/15/2024 3:18 PM Pg: 1 of 3

Dec ID 20240401672705
City Stamp 2-037-972-528 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 October 5, 2023, in Case No. 2022 CH 09452, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. WILLIE ANDERSON, et al, and pursuant to

which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 6/15-1507(c) by said grantor on February 27, 2024, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, 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 45 IN BLOCK 15 IN IRONDALE, BEING A SUBDIVISION OF THE EAST HALF OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 10709 S CALHOUN AVE, CHICAGO, IL 60617

Property Index No. 25-13-205-004-0070

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 2nd day of April, 2024.

The Judicial Sales Corporation

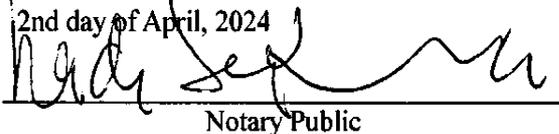


Wendy Morales
President and Chief Executive Officer

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

2nd day of April, 2024



Notary Public



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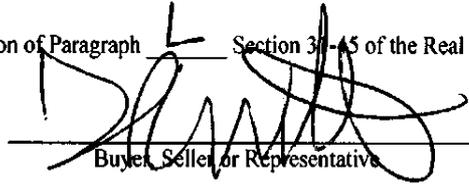
JUDICIAL SALE DEED

Property Address: 10709 S CALHOUN AVE, CHICAGO, IL 60617

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).

4-8-24
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

Daniel C. Walters
ARDC # 6270792

Grantee's Name and Address and mail tax bills to:
FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment
P.O. BOX 650043
DALLAS, TX 75265

Contact Name and Address:

Contact: BILLY SELMAN
Address: GRANITE PARK VII, JOE GRANITE PARKWAY
PLANO, TX 75024
Telephone: (800) 232-6643

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. 14-22-07148

REAL ESTATE TRANSFER TAX		15-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-13-205-004-0000 | 20240401672705 | 2-037-972-528

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

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File # 14-22-07148

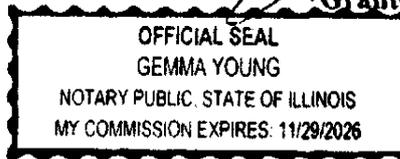
STATEMENT BY GRANTOR AND GRANTEE

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 8, 2024

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 4/8/2024
Notary Public Gemma Young



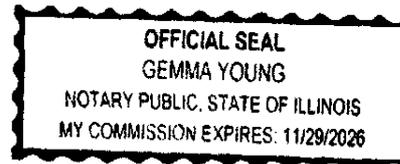
Daniel C. Walters
ARDC # 6270792

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 8, 2024

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 4/8/2024
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.)