



Doc# 2412310019 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/2/2024 1:28 PM
PAGE: 1 OF 3

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 12, 2022, in Case No. 2022 CH 03186, entitled BANKUNITED, N.A. vs. RAYSHEENA SMITH, 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 5, 2024, does hereby grant, transfer, and convey to **BANKUNITED, N.A.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

Lot 21 in Block 2 in Maghera, Being P.J. O'Reilly's resubdivision of Blocks 5 to 12, inclusive of the 71st Street addition in Section 25, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 7149 SOUTH ALBANY AVE, CHICAGO, IL 60629

Property Index No. 19-25-102-021-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 16th day of February, 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

16th day of February, 2024

Notary Public




UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 7149 SOUTH ALBANY AVE, CHICAGO, IL 60629

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

3/1/2024
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:
BANKUNITED, N.A.
1600 SOUTH DOUGLASS RD
ANAHEIM, CA 92806

Contact Name and Address:



Contact: BANKUNITED, N.A. c/o CARRINGTON MORTGAGE SERVICES, LLC - LETXY SOSA
Address: 1600 SOUTH DOUGLASS RD
ANAHEIM, CA 92806
Telephone: (800) 561-4567

REAL ESTATE TRANSFER TAX		29-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-25-102-021-0000 | 20240401680418 | 1-539-213-616

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

Mail To:
KELLEY, KRONENBERG, P.A.
20 N CLARK STREET SUITE 1150
Chicago, IL, 60602
Att No. 49848
File No. CRI22058

REAL ESTATE TRANSFER TAX		29-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-25-102-021-0000 | 20240401680418 | 1-397-983-536

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.

Dated 3/1/2024 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Samantha Kooi affiant
this 1st day of March, ~~2020~~ 2024

Notary Public [Signature]



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 and hold title to real estate under the laws of the State of Illinois.

Dated 3/1/2024 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Samantha Kooi affiant
this 1st day of March, ~~2020~~ 2024

Notary Public [Signature]



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