



2412310020

Doc# 2412310020 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 October 6, 2023, in Case No. 2023 CH 04878, entitled FORETHOUGHT LIFE INSURANCE COMPANY vs. JEBB FOOD SERVICES, INC., 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 December 28, 2023, does hereby grant, transfer, and convey to FORETHOUGHT LIFE INSURANCE COMPANY the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

The State of Illinois, to wit: The West 40 feet (except the South 8 feet thereof) of the East 65 feet of Lot 28 in Louis H. Staffords Subdivision of Lot 16 in School Trustee's Subdivision of Section 16, Township 37 North, Range 14, East of the third Principal Meridian, in Cook County, Illinois

Commonly known as 17 W. 104TH PLACE, CHICAGO, IL 60628

Property Index No. 25-16-209-037-0000

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

The Judicial Sales Corporation

Wendy Morales
President and Chief Executive Officer

UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 17 W. 104TH PLACE, CHICAGO, IL 60628

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 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).

2/8/2024
Date

[Signature]

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:
FORETHOUGHT LIFE INSURANCE COMPANY
55 BEATTIE PL #LL202
GREENVILLE, SC 29601

Contact Name and Address:

Contact: FORETHOUGHT LIFE INSURANCE COMPANY c/o SHELLPOINT MORTGAGE SERVICING
KRISTIN MORANITE
Address: 55 BEATTIE PL #LL202
GREENVILLE, SC 29601
Telephone: (800) 365-7107

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

25-16-209-037-0000 | 20240401680477 | 0-264-915-248

* 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. M23214

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

25-16-209-037-0000 | 20240401680477 | 2-143-652-144

UNOFFICIAL COPY

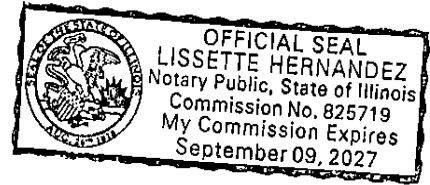
STATEMENT BY GRANTOR AND GRANTEE

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 2/8/2024 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Samantha Kooi affiant
this 8th day of February, 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 2/8/2024 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Samantha Kooi affiant
this 8th day of February, 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.)