

UNOFFICIAL COPY

22-1186914

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 2, 2023, in Case No. 22 CH 07448, entitled PENNYMAC LOAN SERVICES, LLC vs. ANGEL

TRAONNA LAWRENCE, 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 February 20, 2024, does hereby grant, transfer, and convey to PENNYMAC LOAN SERVICES, LLC the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE EAST 123.33 FEET OF THE WEST 156.33 FEET (AS MEASURED FROM THE WEST LINE OF THE SOUTHEAST 1/4) OF THE NORTH 1/4 OF LOT 8 OF THE COUNTY CLERK'S DIVISION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH IS THAT PART OF THE NORTH 3/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY IN COOK COUNTY, ILLINOIS.

Commonly known as 16775 SOUTH PARK AVENUE, SOUTH HOLLAND, IL 60473

Property Index No. 29-22-400-039-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 8th day of April, 2024.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer



2412909037

Doc# 2412909037 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/8/2024 2:52 PM

PAGE: 1 OF 4

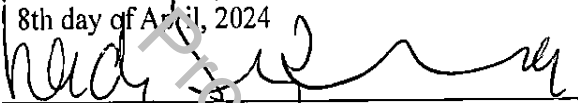
UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 16775 SOUTH PARK AVENUE, SOUTH HOLLAND, IL 60473

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

8th 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).

4-11-2024

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:

Contact: PENNYMAC LOAN SERVICES, LLC
Address: 3043 TOWNSGATE RD., SUITE 200
WESTLAKE VILLAGE, CA 91361
Telephone: (866) 695-4122

REAL ESTATE TRANSFER TAX		08-May-2024
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
29-22-400-039-0000	20240501698398	597-200-688

Mail To:

MCCALLA RAYMER LEIBERT PIERCE, LLC
One North Dearborn Street, Suite 1200
Chicago, IL, 60602
Att No. 61256
File No. 22-11869IL

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 4 | 11 | 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

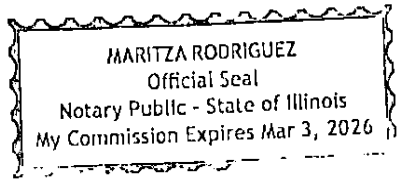
Maritza Rodriguez

By the said (Name of Grantor): AGENT

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 11 | 2024

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 4 | 11 | 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

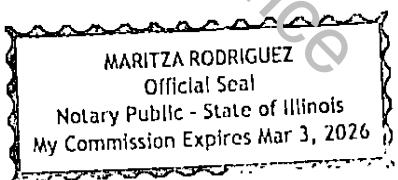
Maritza Rodriguez

By the said (Name of Grantee): AGENT

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 11 | 2024

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **The Judicial Sales Corporation**

Telephone No.: **(312)-236-7253**

Attorney or Agent: **McCalla Rayner Leibert Pierce, LLC**

Telephone No.: **(312)-476-5588**

Property Address: **16775 South Park Avenue
South Holland, IL 60473**

Property Index Number (PIN): **29-22-400-039-0000**

Date of Issuance: **5/2/2024**

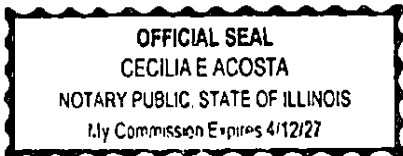
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on May 2nd, 2024 by
Cecilia E. Acosta

Cecilia E. Acosta
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Michelle S. Uddell
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.