

UNOFFICIAL COPY

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 3, 2023, in Case No. 2022 CH 03365, entitled MORTGAGE ASSETS MANAGEMENT, LLC vs.

EDTISMOND JOHNSON, 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 28, 2024, does hereby grant, transfer, and convey to **CASCADE FUNDING MORTGAGE TRUST HB11**, 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 17 IN BLOCK 192 IN SOUTH CHICAGO SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF FRACTIONAL SOUTH 1/2 OF FRACTIONAL SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE ROCK ISLAND AND CHICAGO BRANCH RAILROAD IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST FRACTIONAL 1/2 OF THE FRACTIONAL SOUTHEAST 1/4 OF FRACTIONAL SECTION 12 NORTH OF THE INDIAN BOUNDARY LINE. THE EAST 662.1 FEET OF FRACTIONAL SECTION 13 NORTH OF THE INDIAN BOUNDARY LINE; IN THE NORTH FRACTIONAL 1/2 AND THE NORTH FRACTIONAL 1/2 OF THE FRACTIONAL SOUTH 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SOUTHEAST 1/4 OF FRACTIONAL SECTION 12 SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 10240 SOUTH TORRENCE AVENUE, CHICAGO, IL 60617

Property Index No. 25-12-430-040-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 30th day of May, 2024.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

Doc#: 2416318001 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/11/2024 9:12 AM Pg: 1 of 3

Dec ID 20240601622470

City Stamp 0-025-873-712 City Tax \$0.00

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JUDICIAL SALE DEED

Property Address: 10240 SOUTH TORRENCE AVENUE, CHICAGO, IL 60617

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

30th day of July, 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).

6/16/24
 Date

Robert Spickerman

 Buyer, Seller or Representative

Robert Spickerman
 ARDC # 6298715

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:

CASCADE FUNDING MORTGAGE TRUST HB11, by assignment
 5720 PREMIER PARK DRIVE
 WEST PALM BEACH, FL 33407

Contact Name and Address:

Contact: ATTN: ATTORNEY RETURNS - REVERSE LOANS
 Address: PHH MORTGAGE CORPORATION
 5720 PREMIER PARK DRIVE
 WEST PALM BEACH, FL 33407
 Telephone: (800) 750-2518

REAL ESTATE TRANSFER TAX

10-Jun-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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. 14-22-02695

25-12-430-040-0000 | 20240601622470 | 0-025-873-712

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

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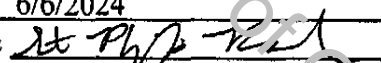
File # 14-22-02695

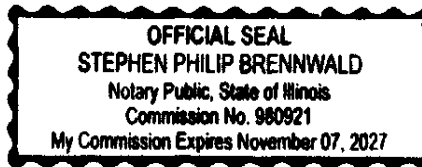
STATEMENT BY GRANTOR AND GRANTEE

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 June 6, 2024

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 6/6/2024
Notary Public 

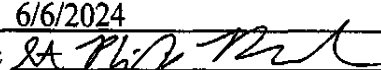


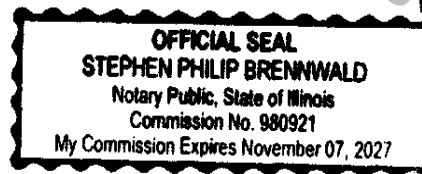
Robert Spickerman
ARDC # 6298715

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 June 6, 2024

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 6/6/2024
Notary Public 



Robert Spickerman
ARDC # 6298715

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.)