

UNOFFICIAL COPY

Doc#: 2420825042 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/26/2024 11:44 AM Pg: 1 of 3

Dec ID 20240701652887

City Stamp 1-062-061-872 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 June 12, 2023, in Case No. 20 CH 1448, entitled U.S. BANK

NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V vs KARLA KAMILLE THOMAS A/K/A KARLA THOMAS A/K/A KARLA K. THOMAS, 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 May 23, 2024, does hereby grant, transfer, and convey to **U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever.

UNIT 4055-1 IN 4051-4059 SOUTH CALUMET AVENUE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOTS 24,25,26, AND 27 IN CIRCUIT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF TAKEN FOR GRAND BOULEVARD), WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 18, 2005, AS DOCUMENT NUMBER 0513803046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 4055 S. CALUMET AVENUE, APT. 1S, CHICAGO, IL 60653

Property Index No. 20-03-111-036-1003

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 1st day of July, 2024.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

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JUDICIAL SALE DEED

Property Address: 4055 S. CALUMET AVENUE, APT. 1S, CHICAGO, IL 60653

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

1st 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 0 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

7-11-24
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:
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR
RMTP TRUST, SERIES 2021 COTTAGE-IT-V
800 State Hwy 121 Bypass
Lewisville, Tx 75067

Contact Name and Address: U.S. Bank National Association
Contact: C/O Property Management
Address: 800 State Hwy 121 Bypass
Lewisville, Tx 75067
Telephone: (888) 456-0714

Mail To:
LAW OFFICES OF IRA T. NEVEL, LLC
175 N. Franklin Street, Suite 201
CHICAGO, IL, 60606
Att No. 18837
File No. 20-00326

REAL ESTATE TRANSFER TAX		25-Jul-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-03-111-036-1003 | 20240701652887 | 1-062-061-872

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

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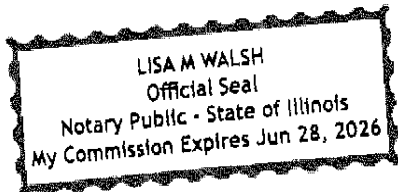
STATEMENT BY GRANTOR AND GRANTEE

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 7-11, 2024

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 11, day of July, 2024
Notary Public Lisa M Walsh

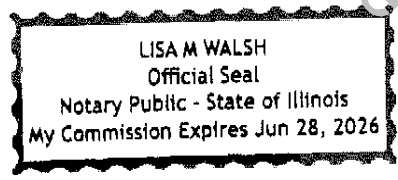


The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7-11, 2024

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 11, day of July, 2024
Notary Public Lisa M Walsh



Note: 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 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.)