

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 April 19, 2024, in Case No. 2023 CH 06986, entitled WILMINGTON SAVINGS FUND SOCIETY, FSB,

NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 vs. UNKNOWN HEIRS AND LEGATEES OF MARILYN F. RICHARDSON, 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 July 22, 2024, does hereby grant, transfer, and convey to **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 24 IN BLOCK 72 IN THE SUBDIVISION BY THE BLUE ISLAND BUILDING CO. KNOWN AS WASHINGTON HEIGHTS, IN SECTION 19 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 11215 S. LONGWOOD DRIVE, CHICAGO, IL 60643

Property Index No. 25-19-113-021-0000

Grantor has caused its name to be signed to those present by its President and Chief Executive Officer on this 26th day of August, 2024.

The Judicial Sales Corporation



Wendy Morales
President and Chief Executive Officer

Doc#: 2424802364 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 9/4/2024 4:03 PM Pg: 1 of 3

Dec ID 20240801692521

City Stamp 0-665-403-568 City Tax \$0.00

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JUDICIAL SALE DEED

Property Address: 11215 S. LONGWOOD DRIVE, CHICAGO, IL 60643

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

26th day of August, 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).

8/29/24
Date

Christine Coates
Buyer, Seller or Representative

Christine Coates
ARDC # 6308768

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:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE
OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1
3900 CAPITOL CITY BLVD.
LANSING, MI 48906

Contact Name and Address:

Contact: CATHY RHODES
Address: 3900 CAPITOL CITY BLVD.
LANSING, MI 48906
Telephone: (336) 441-8164

REAL ESTATE TRANSFER TAX		04-Sep-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. 14-23-04707

25-19-113-021-0000 | 20240801692521 | 0-665-403-568

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

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File # 14-23-04707

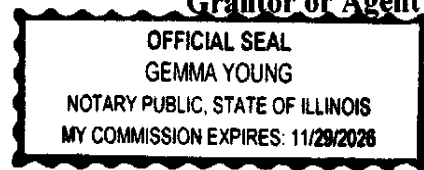
STATEMENT BY GRANTOR AND GRANTEE

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.

Christine Coates
ARDC # 6308768

Dated August 29, 2024

Signature: *Christine Coates*
Grantor or Agent



Subscribed and sworn to before me
By the said Agent
Date 8/29/2024
Notary Public *Gemma Young*

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.

Christine Coates
ARDC # 6308768

Dated August 29, 2024

Signature: *Christine Coates*
Grantee or Agent



Subscribed and sworn to before me
By the said Agent
Date 8/29/2024
Notary Public *Gemma Young*

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.)