

**IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT
MACOUPIN COUNTY, ILLINOIS**

UNITED COMMUNITY BANK, an Illinois)
banking corporation,)

Plaintiff,)

v.)

Case No. 2025FC43

ANDREW R. DITCH, DAVAN WALTON,)
a/k/a DEVON WALTON, BRITTANY HALEY,)
UNKNOWN OWNERS AND)
NONRECORD CLAIMANTS,)

Defendants.)

SHERIFF'S DEED

Pursuant to the Order Confirming Sale entered herein and by authority of Section 15-1509(a) of the Code of Civil Procedure, this Deed, sufficient to convey title to the following described real estate, is executed and delivered to the holder of the certificate of sale. As thereby directed, the undersigned FINDS AND DECLARES:

1. Above appears the caption of the case and the Court in which judgment was entered authorizing issuance of this Deed.
2. The undersigned representative of the Macoupin County, Illinois Sheriff's Office issues this Deed by the authority stated above.
3. This Deed is executed and delivered pursuant to the Judgment of Foreclosure entered in the above captioned action.

4. All notices required by the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1101 *et seq.*) have been given.

5. All redemption and reinstatement periods have expired without redemption or reinstatement having been made.

6. Said real estate is subject to general real estate taxes for 2025 and thereafter; to special assessments, if any; easements of record; rights of way for roads, streets and highways; building restrictions and restrictive covenants of record.

7. This transfer is exempt under the provisions of Section 4(l) of the Real Estate Transfer Tax Act.

8. The undersigned GRANTOR, _____, with the Macoupin County Sheriff's Office, does hereby grant, transfer and convey to GRANTEE, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, of the City of Plano and State of Texas, the following described real estate hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois:

Lot Numbered Eighteen (18) of Conley's Addition to the City of Carlinville as per Plat Book "C", Page 50 in the Recorder's office of Macoupin County, Illinois, situated in Macoupin County, Illinois. subject to easements, restrictions and covenants of record.

Commonly known as: 443 John Street, Carlinville, Illinois 62626

Tax ID No.: 12-003-016-00

9. Grantee's contact information is: Federal National Mortgage Association ("Fannie Mae"), Attn: Jason Thiele, Director, Fannie Mae, Granite Park VII, 5600 Granite Parkway, Plano, TX 75024; Telephone: 1-800-232-6643.

Dated this 24th day of September, 2026.

SHERIFF OF MACOUPIN COUNTY, ILLINOIS

By: Shawn Kahl

STATE OF ILLINOIS)

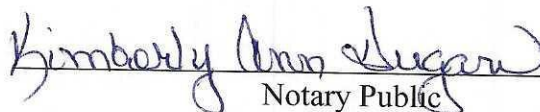
) ss

COUNTY OF MACOUPIN)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Shawn Kahl, a representative of the Macoupin County, Illinois Sheriff's Office, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged

that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 4th day of September, 2026.


Notary Public

**MAIL TAX STATEMENT TO AND
RETURN DEED TO:**

Federal National Mortgage Association ("Fannie Mae")
Attn: Jason Thiele, Director
Granite Park VII
5600 Granite Parkway
Plano, TX 75024

Exempt under the provisions of Section 31-45(l)
of the Illinois Real Estate Transfer Tax Law.

Date Seller, Buyer or Representative

PREPARED BY:

BROWN, HAY + STEPHENS, LLP
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Fannie Mae Lender Identification Number: 22513-000
Fannie Mae Loan Number: 4006972667
Servicer Name: United Community Bank
Servicer Loan No.: 243277