



Doc#: 1129118039 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/18/2011 02:46 PM Pg: 1 of 6

JUDICIAL 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 20, 2010, in Case No. 10 CH 21032, entitled RBS CITIZENS AS SUCCESSOR IN INTEREST TO CHARTER ONE BANK, N.A. vs. MICHAEL A. GAROFALO, 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 4, 2011, does hereby grant, transfer, and convey to **RBS CITIZENS AS SUCCESSOR IN INTEREST TO CHARTER ONE BANK, N.A.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 305 IN THE EXCELSIOR HOUSE CONDOMINIUM, AS DELINEATED ON PLAT SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL") THE EAST 60.0 FEET OF THE SOUTH 273.50 FEET OF THE WEST 1/2 OF LOT 15 (EXCEPT PART TAKEN FOR STREET AND EXCEPT THE NORTH 30 FEET THEREOF) IN KETTLESTRINGS SUBDIVISION LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK, A CORPORATION OF ILLINOIS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 22, 1965 AND KNOWN AS TRUST NO. 7102 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24264929 TOGETHER WITH ITS UNDIVIDED 3.520 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING OF ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Commonly known as 938 NORTH BOULEVARD, Oak Park, IL 60301

Property Index No. 16-07-128-032-1014

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 17th day of October, 2011.

The Judicial Sales Corporation

By:

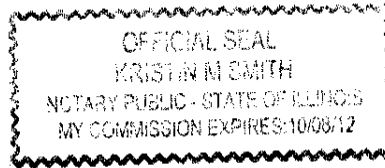

Nancy R. Vallone
Chief Executive Officer

State of IL, County of COOK ss, I, Kristin M Smith, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such 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.

UNOFFICIAL COPY

Judicial Sale Deed

Given under my hand and seal on this
17th day of October, 2011



Kristin M. Smith
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 L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

10/18/11
Date
James E. Trone
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:
RBS CITIZENS AS SUCCESSOR IN INTEREST TO CHARTER ONE BANK, N.A.

Contact Name and Address:
RBS Citizens/c/o Foreclosure Management Co.
Contact: _____
Address: 480 Jefferson, Warwick, RI 02886

Telephone: 877-745-7366

Mail To:
JAROS, TITTLE & O'TOOLE, LIMITED
20 North Clark Street, Suite 510
CHICAGO, IL, 60602
(312) 750-1000
Att. No. 90410
File No. 39700

Property of Cook County Clerk's Office

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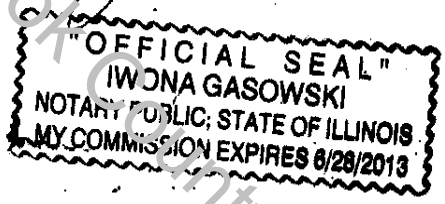
STATEMENT BY GRANTEE AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on 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 an entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

On October 18, 2011

Signature: James E. Pousch
Grantor or Agent

Subscribed and sworn to before me
on said GRANTOR
18th day of October, 2011
at McDonough
County Public

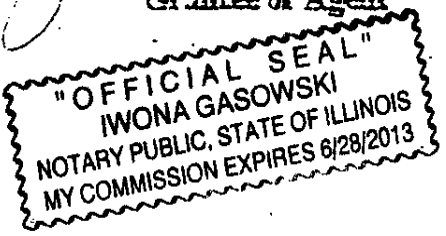


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership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

On October 18, 2011

Signature: James E. Pousch
Grantee or Agent

Subscribed and sworn to before me
on said GRANTOR
18th day of October, 2011
at McDonough
County Public



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.

This deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 15-1.1 of the Illinois Real Estate Transfer Tax Act.)

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Cook County Firm I.D. No. 91024
IN THE CIRCUIT COURT OF COOK COUNTY ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

RBS CITIZENS AS SUCCESSOR IN
INTEREST TO CHARTER ONE BANK, N.A.

Plaintiff,

vs.

MICHAEL A. GAROFALO;
PORTFOLIO RECOVERY ASSOCIATES LLC;
UNIFUND CCR PARTNERS;
938 N. BOULEVARD CONDOMINIUM
ASSOCIATION;
UNKNOWN OWNERS

Defendants.)

No. 10 CH 21032

ORDER CONFIRMING REPORT OF S'J'S AND ORDER FOR POSSESSION

Upon the motion of Plaintiff by KROPIK, PAPUGA, & SHAW, its attorneys, for the confirmation of the Report of Sale and Distribution, filed herein by the selling officer appointed by this court, and the Court having examined said Report and being fully advised in the premises.

The Court FINDS that the selling officer has proceeded in due form of law, and in accordance with the terms of the Judgment previously entered herein, and in distributing the proceeds; and that, the Sale was conducted pursuant to Notice of Sale which was in proper form and published pursuant to the requirements of applicable law.

The Court Further FINDS that the Plaintiff, its employees, officers, agents and/or attorneys have in all manner proceeded properly and in due form with respect to the sale, the foreclosure and the acceptance of or refusal to accept any amounts due or tendered to Plaintiff, its employees, officers, agents and/or attorneys during the pendency of this proceeding.

The Court Further FINDS that the Mortgagor has not paid to the purchaser at the foreclosure sale the amount required by Section 15-1701 (c) (2) of the Illinois Mortgage Foreclosure Law.

IT IS FURTHER ORDERED that the real property that is the subject matter of the instant proceeding is condominium. That the real property described herein was last inspected by movants, its insurers, investors, or agents on January 4, 2011.

UNOFFICIAL COPY

IT IS THEREFORE ORDERED AND ADJUDGED that the said sale and distribution of the proceeds thereof, and the said report, be and the same are hereby approved and confirmed and that the name, address and telephone number of the successful purchaser at the sale and or holder of the certificate of sale or deed issued pursuant to that certificate or otherwise is:

RBS Citizens as Successor in Interest to Charter One Bank, N.A.

Address: 10975 El Monte Street Ste. 220
City/State/Zip: Overland Park, KS 66211
Telephone: 913-383-0202 ex. 1052

IT IS FURTHER ORDERED that the selling officer issue a Certificate of Sale describing the real estate purchased and the amount paid therefor.

IT IS FURTHER ORDERED that the Purchaser be, and is, hereby awarded possession of the real estate described in said Report of Sale as of the date 30 days after the entry of this Order.

IT IS FURTHER ORDERED that, as of the date 30 days after the entry of this Order the Sheriff of Cook County is directed to proceed to eject and remove

Michael A. Garofalo

from possession of the premises commonly known as:

938 NORTH BOULEVARD
OAK PARK, IL 60301

and that said Sheriff put the Purchaser in full and complete possession of said premises.

IT IS FURTHER ORDERED that Plaintiff shall mail a copy of this order to the mortgagor within 7 days.

Dated: _____ 2011



J Assoc. Judge Patricia Hughes Gillespie

MAR 10 2011

Circuit Court 1953

KROPIK, PAPUGA AND SHAW
120 South LaSalle Street
Chicago, Illinois 60603
312/236-6405

UNOFFICIAL COPY

Re: GAROFALO

LEGAL DESCRIPTION

. UNIT 305 IN THE EXCELSIOR HOUSE CONDOMINIUM, AS DELINEATED ON
. PLAT SURVEY IF THE FOLLOWING DESCRIBED PARCEL OF THE FOLLOWING
. DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS
. "PARCEL") THE EAST 60.0 FEET OF THE SOUTH 273.50 FEET OF THE WEST
. 1/2 OF LOT 15 (EXCEPT PART TAKEN FOR STREET AND EXCEPT THE NORTH
. 30 FEET THEREOF) IN KETTLESTRINGS SUBDIVISION LAND IN THE SOUTHEAST
. CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH,
. RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
. COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO
. DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK.
. A CORPORATION OF ILLINOIS TRUSTEE UNDER TRUST AGREEMENT
. DATED JUNE 22, 1965 AND KNOWN AS TRUST NO. 7102 AND RECORDED IN
. THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS
. AS DOCUMENT NUMBER 24264929 TOGETHER WITH TS UNDIVIDED
. 3.520 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID
. PARCEL ALL THE PROPERTY AND SPACE COMPRISING OF ALL THE UNITS THERE
. OF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN
. COOK COUNTY, ILLINOIS.

SAID PROPERTY IS COMMONLY KNOWN AS: 938 NORTH BOULEVARD
OAK PARK, IL 60301

PERMANENT TAX NO.: 16-07-128-032-1014

EXHIBIT "A"