

UNOFFICIAL COPY

2011-04688-PT F11070080



Doc#: 1229049020 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/16/2012 10:45 AM 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 April 24, 2012, in Case No. 11 CH 27112, entitled LPP MORTGAGE LTD vs. RENATA FIORDALISO AKA RENATA KONIG, 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 25, 2012, does hereby grant, transfer, and convey to **LNV CORPORATION**, 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 18 (EXCEPT THE SOUTH 7 1/2 FEET THEREOF) AND LOT 19 (EXCEPT THE NORTH 10 FEET) IN BLOCK 24 IN HENRY ULRICH'S PIONEER ADDITION TO MELROSE PARK, A SUBDIVISION IN BLOCKS 11, 14 TO 34, BOTH INCLUSIVE, IN S.R. HAVENS ORIGINAL SUBDIVISION OF LOT 2 IN THE SOUTH 1/2 OF SECTION 3 AND THAT PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1116 NORTH 11TH AVENUE, Melrose Park, IL 60160

Property Index No. 15-03-427-019-0000

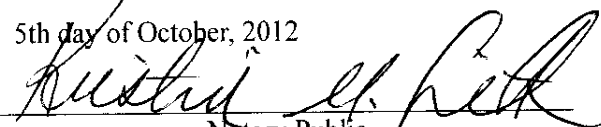
Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 5th day of October, 2012.

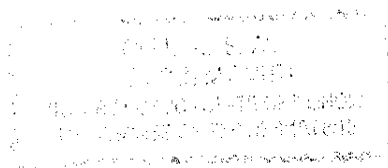
The Judicial Sales Corporation

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.

Given under my hand and seal on this
5th day of October, 2012


Notary Public



546
CA

PREMIER TITLE

UNOFFICIAL COPY**Judicial Sale Deed**

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).

10/10/12
Date


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

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

Grantee's Name and Address and mail tax bills to:

LNV CORPORATION, by assignment
7195 DALLAS PARKWAY
PLANO, TX 75024

Contact Name and Address:

Contact:

Julie Kohn

Address:

1 Corporate dr. ste 360

Lake Zurich IL 60047

Telephone:

947-550-7583

Mail To:

FREEDMAN ANSELMO LINDBERG LLC
1807 W. DIEHL ROAD, SUITE 333
NAPERVILLE, IL, 60563
(866) 402-8661
Att. No. 26122
File No. F11070080

No City/Village Municipal Exempt Stamp of Fee required per the Attached Certified Court Order Approving Sale marked Exhibit A

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-A-

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

LPP MORTGAGE LTD

Plaintiff,

-v.-

11 CH 27112
1116 NORTH 11TH AVENUE
Melrose Park, IL 60160

RENATA FIORDALISO AKA RENATA KONIG,
NICHOLAS J. FIORDALISO AKA NICHOLAS
FIORDALISO AKA NICHOLAS FIORDALISO, JR.

Defendants

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION

This cause comes to be heard on Plaintiff's motion for the entry of an Order Approving the Report of Sale and Distribution, confirming the sale of the premises, which are the subject of the matter captioned above and described as:

LOT 18 (EXCEPT THE SOUTH 7 1/2 FEET THEREOF) AND LOT 19 (EXCEPT THE NORTH 10 FEET) IN BLOCK 24 IN HENRY ULRICH'S PIONEER ADDITION TO MELROSE PARK, A SUBDIVISION IN BLOCKS 11, 14 TO 34, BOTH INCLUSIVE, IN S.R. HAVENS ORIGINAL SUBDIVISION OF LOT 2 IN THE SOUTH 1/2 OF SECTION 3 AND THAT PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1116 NORTH 11TH AVENUE, Melrose Park, IL 60160

Property Index No. 15-03-427-019-0000.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises,
FINDS:

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a multi-family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 7/29/12

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified, and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure

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Order Approving Report of Sale

and Sale and the date of sale are approved;

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder a deed sufficient to convey title.

Municipality or County may contact the below with concerns about the real property:

Grantee or Mortgagee: DOVENMUEHLE MORTGAGE, INC
 Contact: Julie Kohn
 Address: 1 CORPORATE DRIVE SUITE 360
 Lake Zurich, IL 60047
 Telephone Number: (847) 550-7583

IT IS FURTHER ORDERED:

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess RENATA FIORDALISO AKA RENATA KONIG, NICHOLAS J. FIORDALISO AKA NICHOLAS FIORDALISO AKA NICHOLAS FIORDALISO, JR. from the premises commonly known as 1116 NORTH 11TH AVENUE, Melrose Park, IL, 60160

The Sheriff cannot evict until 30 days after the entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: _____

ENTER: _____

Laura Cha-Yu Liu
 Judge
 SEP 25 2012

Circuit Court - 2054
 Office

FREEDMAN ANSELMO LINDBERG LLC
 1807 W. DIEHL ROAD, SUITE 333
 NAPERVILLE, IL 60563
 (866) 402-8661
 Attorney File No. F11070080
 Attorney ARDC No. 3126232
 Attorney Code. 26122
 Case Number: 11 CH 27112

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Property of Cook County Clerk's Office

~~XXXXXXXXXX~~

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STATEMENT BY GRANTOR AND GRANTEE

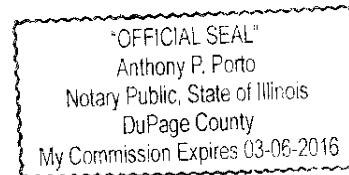
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 October 10, 2012

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 10, day of October, 2012
Notary Public VA



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.

Date October 10, 2012

Signature [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 10, day of October, 2012
Notary Public VA

