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SHERIFF'S DEED

UNOFFICIAL COPY

2010-02631-117 C10050034

THE GRANTOR, SHERIFF OF COOK COUNTY, ILLINOIS, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois on June 14, 2012 in Case No. 10CH28029 entitled JPMorgan Chase Bank, National Association S/B/M to Chase Home Finance LLC v. Gerardo F. Juarez a/k/a Gerardo F. Juarez, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on September 17, 2012, does hereby grant, transfer and convey to Federal National Mortgage Association, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



Doc#: 1233855054 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/03/2012 01:41 PM Pg: 1 of 6

PREMIER TITLE

Legal: LOT 160 IN BUFFALO GROVE UNIT NO. 3, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1958 AS DOCUMENT NO. 17364385, BOOK 523, PAGE 13 IN COOK COUNTY, ILLINOIS.

Common Address: 248 Forest Place, Buffalo Grove, Illinois 60089
P.I.N.: 03-04-106-029-0000
Dated this 5th day of November, 2012.

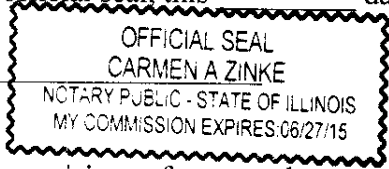
[Signature] 11153
Cook County, Illinois

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Darrell Ryce personally known to me to be the same person whose name as Sheriff of Cook County, Illinois is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this NOV 05 2012 day of NOV 05 2012, 2012.

Commission expires _____



[Signature]
Notary Public

This deed is exempt under provisions of paragraph L, Section 4, Real Estate Transfer Act

11/26/12
Date Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to: Federal National Mortgage Association, 800 Brooksedge Blvd, Westerville, OH 43081

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit A.

stb
let
cd

Prepared by: Steve Lindberg, 1807 W. Diehl Rd., Ste 333, Naperville, IL 60563

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Return to: Freedman Anselmo Lindberg LLC, 1807 W. Diehl Rd., Suite 333, Naperville, IL 60563.

James M. Tiegen
1 South Walker dr. Suite 1400
Chicago IL 60606
312-307-6200

R412

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

Property of Cook County Clerk's Office

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C10050034

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

JPMorgan Chase Bank, National Association S/B/M to]
Chase Home Finance LLC]

Plaintiff,]

vs.]

Gerardo F. Juarez a/k/a Gerardo F. Juarez; Washington]
Mutual Bank, FA; Bank of America, NA; Maria Del]
Rosario Juarez; Unknown Owners and Non-Record]
Claimants]

Defendants.]

CASE NO. 10CH28029
Property Address: 248 Forest Place, Buffalo
Grove, Illinois 60089

Kyriakopoulos Calendar 63

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

THIS CAUSE comes to be heard on Plaintiff, JPMorgan Chase Bank, National Association S/B/M to Chase Home Finance LLC, 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 described as:

SEE ATTACHED

Common Address: 248 Forest Place, Buffalo Grove, Illinois 60089
P.I.N.: 03-04-106-029-0000

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

The real property was last inspected by movant, its insurers, investors, or agent on 9/22/12;

That the real property is the subject matter of the instant proceeding is a single family residence;

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

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and That justice was done.

IT IS THEREFORE ORDERED:

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

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution, and a proceeds check may be issued to Chase Home Finance, LLC, the current Loan Servicer named in the Complaint to Foreclose a Mortgage;

That the Plaintiff have and recover an deficiency judgment against in the sum of \$0.00 and that execution issue therefore;

UNOFFICIAL COPY

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to ~~735 ILCS 5/15-1509;~~

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.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701.

That 735 ILCS 5-9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

The Sheriff of Cook County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:
248 Forest Place, Buffalo Grove, Illinois 60089

That the Sheriff is further ordered to evict, no sooner than 30 days from the entry of this Order Gerardo F. Juarez aka Gerardo F. Juarez; Maria Del Rosario Juarez, now in possession of the premises commonly known as:
248 Forest Place, Buffalo Grove, Illinois 60089

That there be no just cause for delay in the enforcement of or appeal from this Order. -

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

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

My'Ron McGee
10 S. Dearborn, 15th Floor
Mail Code: IL 1-0020
Chicago, IL 60603
Office: 312-732-4268
Cell: 312-919-5738

Judge Anthony C. Kyriakopoulos

DATE: OCT 25 2012

Circuit Court 2027 Clerk's Office

ENTERED:

Judge

FREEDMAN ANSELMO LINDBERG LLC
1807 W. Dicht Rd., Ste 333
Naperville, IL 60563
630-983-0770 866-402-8661
630-428-4620 (fax)
Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232
Louis Freedman- 3126104, Thomas Anselmo- 3125949, Steven Lindberg- 3126232,
Doug Oliver - 6273607, Clay A. Mosberg- 1972316, Karl V. Meyer- 6220397,
Bryan D. Hughes- 6300070, Ann W. Lopez- 6190037, Jonathan Nusgart- 6211908,
William B. Kalbac- 6301771, John Gerrity- 6303376,
G. Stephen Caravajal, Jr. - 6284718, Christopher Iaria- 6301746,
Christopher Weldon- 6287653

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Property of Cook County Clerk's Office

I hereby certify that the document to which this
certification is affixed is a true copy.
11-2-12
Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

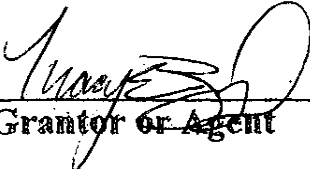


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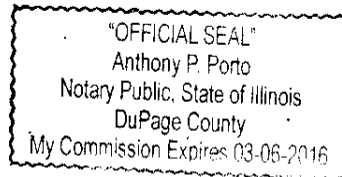
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 27, 2012

Signature: _____


Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 27 day of November, 2012
Notary Public JA



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 November 27, 2012

Signature: _____


Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 27 day of November, 2012
Notary Public JA

