

# UNOFFICIAL COPY



Doc#: 1234842045 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/13/2012 10:07 AM Pg: 1 of 3

## 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 March 30, 2012, in Case No. 11 CH 039125, entitled WELLS FARGO BANK, N.A. vs. THOMAS FIDANZIA, 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 October 17, 2012, does hereby grant, transfer, and convey to **WELLS FARGO 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:

**LOT 10 IN THE SUNCREST II SUBDIVISION BEING A SUBDIVISION OF PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27 TOWNSHIP 41 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23 2002 AS DOCUMENT 0021038381 IN THE VILLAGE OF STREAMWOOD, IN COOK COUNTY, ILLINOIS.**

Commonly known as 1182 VALEWOOD DRIVE, STREAMWOOD, IL 60107

Property Index No. 06-27-113-019

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

**BOX 70**

Codilis & Associates, P.C.

The Judicial Sales Corporation

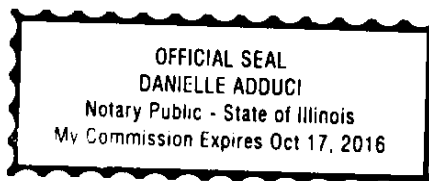
By:

Nancy R. Vallone  
Chief Executive Officer

State of IL, County of COOK ss, I, Danielle Adduci, 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 December, 2012

Notary Public



**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).

12 / 11 / 12      D. Walus  
Date      Buyer, Seller or Representative

This Deed 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, pursuant to court order in Case Number 11 CH 039125.

## 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:

WELLS FARGO BANK, N.A.  
3476 Stateview Blvd  
Fort Mill, SC, 29715

## Contact Name and Address:

Contact:      Drew Hohensee  
Address:      1 Home Campus  
Des Moines, IA 50328  
Telephone:    414-214-9270

## Mail To:

CODILIS & ASSOCIATES, P.C. *D. Walus*  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-11-36389

# UNOFFICIAL COPY

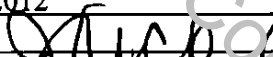
File # 14-11-36389

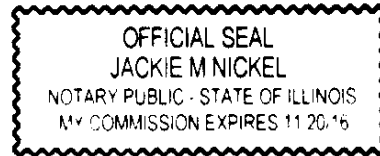
## STATEMENT BY GRANTOR AND GRANTEE

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.

Dated December 11, 2012

Signature:   
**Grantor or Agent**

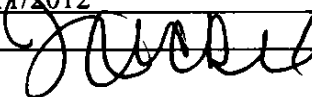
Subscribed and sworn to before me  
By the said Diane Walus  
Date 12/11/2012  
Notary Public 

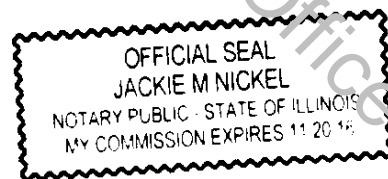


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 11, 2012

Signature:   
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Diane Walus  
Date 12/11/2012  
Notary Public 



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.)