

120113

SHERIFF'S DEED

2010-08588-FT P0120532

UNOFFICIAL COPY



1/1

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 September 1, 2011 in Case No. 11 CH 12134 entitled Wells Fargo Bank, NA, successor by merger with Wells Fargo Home Mortgage, Inc. as successor in interest to Norwest Mortgage, Inc. v. Thomas Cosimano aka Thomas P. Cosimano, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on May 7, 2012, does hereby grant, transfer and convey to Secretary of Housing and Urban Development, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Doc#: 1235249003 Fee: \$52.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/17/2012 09:01 AM Pg: 1 of 8

PREMIER TITLE

Legal: LOT 22 IN BLOCK 7 IN MEDEMAS EL VISTA WEST A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 14723 Menard Avenue, Oak Forest, Illinois 60452

P.I.N.: 28-08-402-022-0000

Dated this 11<sup>th</sup> day of July, 2012.

(SEAL)

Darren Rydzynski 1153  
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 Darren Rydzynski 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.

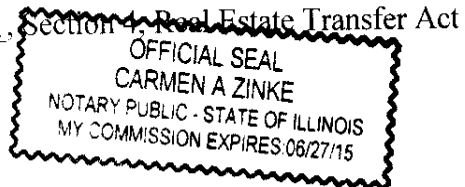
Given under my hand and official seal, this JUL 11 2012 day of , 20.

Commission expires \_\_\_\_\_

Carmen A Zinke  
Notary Public

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

SVD Date [Signature] Buyer, Seller or Representative



Grantee Name and Address and Send tax bill to:  
Secretary of Housing and Urban Development  
77 W Jackson Blvd, 27<sup>th</sup> Floor

8

Chicago, IL 60604

# UNOFFICIAL COPY

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

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

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

Harrington, Moran, Barksdale  
380 main street  
Hartford CT 06100  
860-244-2783

R412

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

Property of Cook County Clerk's Office

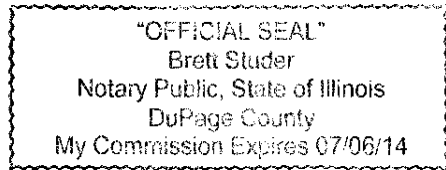
# STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 June 25, 2012

Signature: [Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 25 day of June, 2012  
Notary Public [Signature]

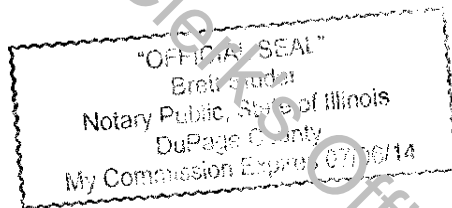


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 25, 2012

Signature: [Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 25 day of June, 2012  
Notary Public [Signature]



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

F10120532

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

Wells Fargo Bank, NA, successor by merger with  
Wells Fargo Home Mortgage, Inc. as successor in  
interest to Norwest Mortgage, Inc.

Plaintiff,

vs.

Thomas Cosimano aka Thomas P. Cosimano;  
Mortgage Electronic Registration Systems, Inc.;  
HSBC Mortgage Services; Capital One Bank;  
Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 11 CH 12134  
Property Address: 14723 Menard Avenue, Oak  
Forest, Illinois 60452

Atkins Calendar 59

### ASSIGNMENT OF CERTIFICATE OF SALE

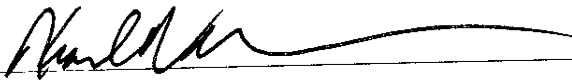
For good and valuable consideration, the undersigned hereby assigns all of its rights, title, and interests in that Certificate of Sale issued to Wells Fargo Bank, NA, successor by merger with Wells Fargo Home Mortgage, Inc. as successor in interest to Norwest Mortgage, Inc in the above matter to Secretary of Housing and Urban Development.

Legal Description:

LOT 22 IN BLOCK 7 IN MEDEMAS EL VISTA WEST, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANCE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 14723 Menard Avenue, Oak Forest, Illinois 60452  
P.I.N.: 28-08-402-022-0000

By:



**KARL MEYER**

FREEDMAN ANSELMO LINDBERG LLC

1807 W. Diehl 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 Nussgart- 6211908,

William B. Kalbac- 6301771, John Gerrity- 6303376,

G. Stephen Caravajal, Jr. - 6284718, Christopher Iaria- 6301746,

Christopher Weldon- 6287653

**UNOFFICIAL COPY**

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 Wells Fargo Home Mortgage, the current Loan Servicer named in the Complaint to Foreclose a Mortgage;

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:

14723 Menard Avenue, Oak Forest, Illinois 60452

That the Sheriff is further ordered to evict, no sooner than 30 days from the entry of this Order Thomas Cosimano aka Thomas P. Cosimano, now in possession of the premises commonly known as:

14723 Menard Avenue, Oak Forest, Illinois 60452

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

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

Wells Fargo  
Drew Hohensee  
1 Home Campus  
Des Moines IA 50328  
[codeviolations@wellsfargo.com](mailto:codeviolations@wellsfargo.com)  
414-214-9270

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

**JUDGE DAVID B. ATKINS**

DATE: \_\_\_\_\_

JUN 14 2012

ENTERED: \_\_\_\_\_

\_\_\_\_\_  
Judge **Circuit Court-1879**

**UNOFFICIAL COPY**

F10120532

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

Wells Fargo Bank, NA, successor by merger with  
Wells Fargo Home Mortgage, Inc. as successor in  
interest to Norwest Mortgage, Inc.

Plaintiff,

vs.

Thomas Cosimano aka Thomas P. Cosimano;  
Mortgage Electronic Registration Systems, Inc.; HSBC  
Mortgage Services; Capital One Bank; Unknown  
Owners and Non-Record Claimants

Defendants.

CASE NO. 11 CH 12134  
Property Address: 14723 Menard Avenue, Oak  
Forest, Illinois 60452

Atkins Calendar 59

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

THIS CAUSE comes to be heard on Plaintiff Wells Fargo Bank, NA, successor by merger with Wells Fargo Home Mortgage, Inc. as successor in interest to Norwest Mortgage, Inc. , 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: 14723 Menard Avenue, Oak Forest, Illinois 60452

P.I.N.: 28-08-402-022-0000

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

That the real property described herein was last inspected by movant, its insurer, investors, or agent on 5/9/12.

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 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;

34

# UNOFFICIAL COPY

FREEDMAN ANSELMO LINDBERG LLC

1807 W. Diehl 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, Arn W. Lopez- 6190037, Jonathan Nusgart- 6211908,

William B. Kalbac- 6301771, John Gerrity- 6303376,

G. Stephen Caravajal, Jr. - 6284718, Christopher Iaria- 6301746,

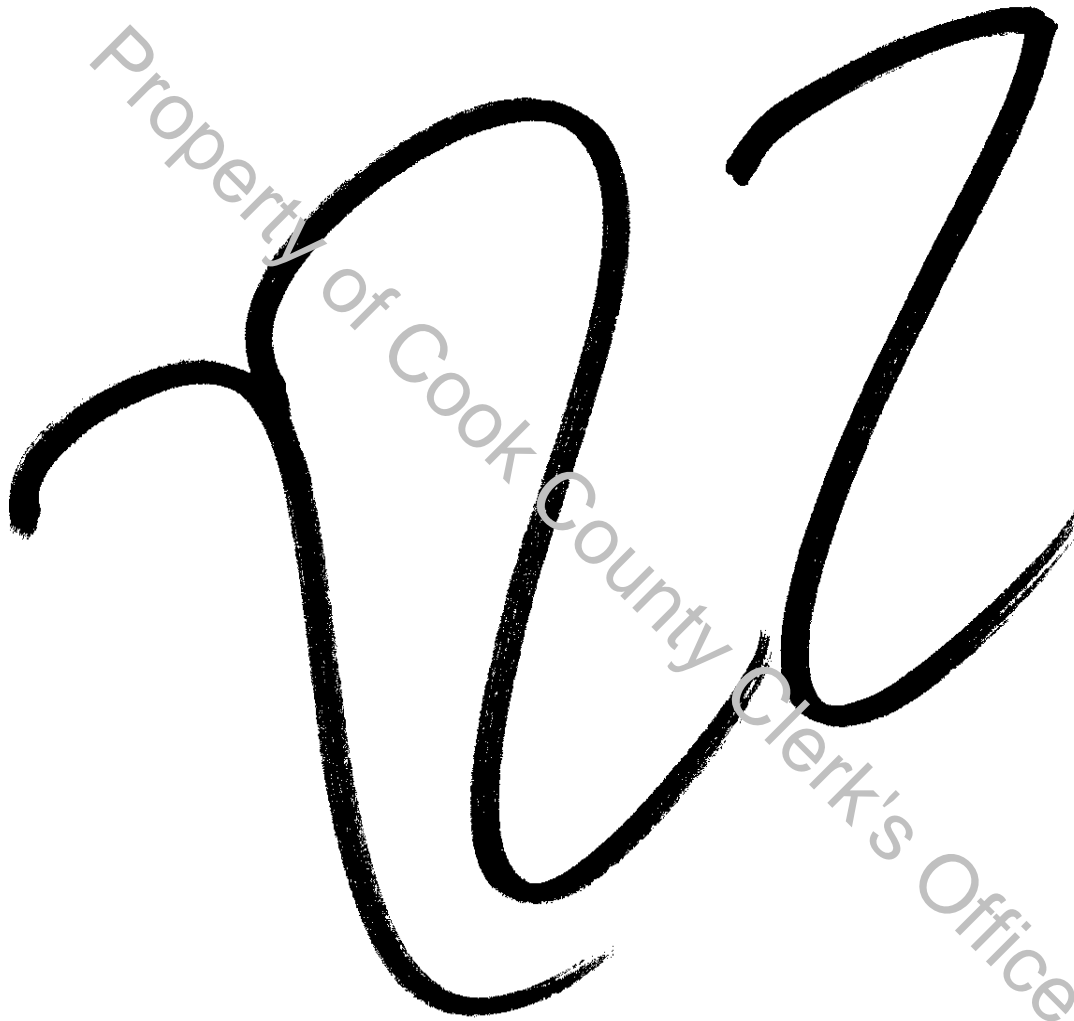
Christopher Weldon- 6287653

R411

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office



*Dorothy Brown*  
Dorothy Brown 7/1/17  
Clark of the Circuit Court  
of Cook County, IL

