

SHERIFF'S DEED

2010-00943-PT C10020135

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 August 21, 2012 in Case No. 10 CH 08514 entitled Chase Home Finance LLC v. Alex Cher, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on November 26, 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#: 1312749013 Fee: \$48.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2013 09:51 AM Pg: 1 of 6

PREMIER TITLE

Legal: PARCEL 1:

UNIT 503 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 23448135, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400, DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134 AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 1243 East Baldwin Lane Unit 503, Palatine, Illinois 60074

P.I.N.: 02-12-200-021-1019

Dated this 30th day of April, 2013

(SEAL)

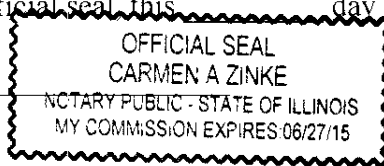
Dana Ryan 11153
Cook County, Illinois

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 Dana Ryan personally known to me to be the same person whose name as Sheriff of Cook County 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 APR 30 2013 day of

Commission expires



Carmen A. Zinke
Notary Public

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

5/2/13 Date
Buyer, Seller or Representative

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Grantee Name and Address and Send title bill to: FEDERAL NATIONAL MORTGAGE ASSOCIATION
800 Brookside Blvd
Westerville, Ohio 43081

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

Prepared by: Steve 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.

James Tiegen

R412

One South Wacker Dr. Suite 1400

Chicago, IL 60606

(312)-368-6200

Property of Cook County Clerk's Office

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

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-A-

C10020135 CHOH

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

Chase Home Finance LLC

Plaintiff,

vs.

Alex Cher; Victoria Cher; Harris N.A.; San Tropai
Condominium No. 1 Association; Unknown Owners
and Non-Resident Claimants

Defendants

CASE NO. 10 CH 08514
Property Address: 1243 East Baldwin Lane
Unit 503, Palatine, Illinois 60074

Delort Calendar 61

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

THIS CAUSE comes to be heard on Plaintiff 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: 1243 East Baldwin Lane Unit 503, Palatine, Illinois 60074
P.I.N.: 02-12-200-021-1019

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

- That the real property that is the subject matter of the instant proceedings is a multi-unit residence/
- That the real property described herein was last inspected by movant, its insurers, investors, or agent on 11/29/2012.
- 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 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

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the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509;

That the San Trojai Condominium No. 1 Association is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriff's sale pursuant to 765 ILCS 605/9(g)(3), and the Association shall modify its records accordingly. In the event of any resale of property, any statements of any liens, including a statement of the assessments, late charges, fines, or administrative/management fees and other charges due and owing as authorized and limited by the provisions of Section 9 of the Condominium Property Act or the condominium instruments, will not include any pre-foreclosure assessments and will show a \$0 balance as of the date of the first day of the month following the sheriff's/judicial sale.

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 ⁴⁵30 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:

1243 East Baldwin Lane Unit 503, Palatine, Illinois 60074

That the Sheriff is further ordered to evict, no sooner than ⁴⁵30 days from the entry of this Order Alex Cher; Victoria Cher; San Trojai Condominium No. 1 Association, now in possession of the premises commonly known as:

1243 East Baldwin Lane Unit 503, Palatine, Illinois 60074

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

A copy of this order shall be mailed 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

DATE: Judge Michael H. U...

ENTERED: 11-12-2013

Judge

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 Nusgart- 6211908,
William B. Kalbac- 6301771, G. Stephen Caravajal, Jr. - 6284718, Christopher Iaria- 6301746,
Christopher Weldon- 6287653, Michael Anselmo- 6307649, Teena Thomas- 6304145
Molly Glanz- 6307821, Colin Winters- 627980

Circuit Court - 2063


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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.

Date 4-30-13 Dalia Brown

Dalia Brown
Clerk of the Circuit Court
of Cook County, IL



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STATEMENT BY GRANTOR AND GRANTEE

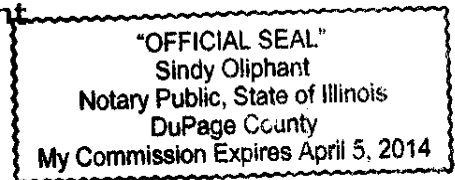
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 May 2, 2013

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 2, day of May, 2013
Notary Public [Handwritten 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 May 2, 2013

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 2, day of May, 2013
Notary Public [Handwritten Signature]

