

JUDICIAL SALE DEED



Doc#: 1319749011 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/16/2013 10:58 AM Pg: 1 of 6

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 August 20, 2012, in Case No. 09 CH 139, entitled LNV CORPORATION vs. DAWN A. MCCAIN, 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 May 6, 2013, does hereby grant, transfer and convey to LNV

CORPORATION 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 CASTLE DARGAN LAKES ESTATES, BEING A SUBDIVISION OF LOTS 2 AND PART OF LOTS 5, 8 AND 9 IN MARYCREST, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 35, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 2005 AS DOCUMENT 0521719050, IN COOK COUNTY, ILLINOIS.

Commonly known as 19029 CANTERBURY PLACE, Country Club Hills, IL 60478

Property Index No. 31-04-401-012 (OLD); 31-04-401-013 (OLD); 31-04-401-014 (OLD); 31-04-412-010 (NEW)

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 5th day of July, 2013.

The Judicial Sales Corporation

By: [Signature]
Nancy R. Vallone
Chief Executive Officer

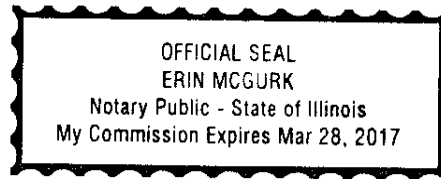
State of IL, County of COOK ss, I, Erin E. McGurk, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that 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 July, 2013

[Signature]

Notary Public



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).

[Handwritten mark]

# UNOFFICIAL COPY

Judicial Sale Deed

07/10/2013  
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

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

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

LNV CORPORATION  
1 Corporate Center Dr. Ste 360  
Lake Zurich, IL 60047

Contact Name and Address:

Contact: Paula Borshell  
Address: 1 Corporate Dr Ste 360  
Lake Zurich, IL 60047  
Telephone: 800-669-3510

Mail To:

FREEDMAN ANSELMO LINDBERG LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL 60563  
(866) 402-8661  
E-Mail: foreclosurenotice@fal-illinois.com  
Att. No. 26122  
File No. F08100002

PREMIER TITLE  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 931-7100

Property of Cook County Clerk's Office

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F08100002

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

LNV CORPORATION

Plaintiff,

-v.-

09 CH 139  
19029 CANTERBURY PLACE  
Country Club Hills, IL 60478

DAWN A. MCCAIN, CITY OF COUNTRY CLUB HILLS

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 10 IN CASTLE DARGAN LAKES ESTATES, BEING A SUBDIVISION OF LOTS 2 AND PART OF LOTS 5, 8 AND 9 IN MARYCREST, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 35, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 2005 AS DOCUMENT 0521719050, IN COOK COUNTY, ILLINOIS.

Commonly known as 19029 CANTERBURY PLACE, Country Club Hills, IL 60478

Property Index No. 31-04-401-012 (OLD); 31-04-401-013 (OLD); 1-04-401-014 (OLD); 31-04-412-010 (NEW).

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 single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 5/9/13

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 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 (IMPL).

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Order Approving Report of Sale

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: **Dovermuelle Mortgage, INC.**  
 Contact: Paula Borshell  
 Address: 1 CORPORATE DRIVE SUITE 360  
 Lake Zurich, IL 60047  
 Telephone Number: (800) 699-3040

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 DAWN A. MCCAIN from the premises commonly known as 19029 CANTERBURY PLACE, Country Club Hills, IL, 60478

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:

Judge

FREEDMAN ANSELMO LINDBERG LLC  
 1807 W. DIEHL ROAD, SUITE 333  
 NAPERVILLE, IL 60563  
 (866) 402-8661  
 E-Mail: foreclosuresnotice@fal-illinois.com  
 Attorney File No. F08100002  
 Attorney ARDC No. 3126232  
 Attorney Code. 26122  
 Case Number: 09 CH 139  
 TJSC#: 33-7847

Associate Judge  
 Allen Price Walker  
 JUN 28 2013  
 Circuit Court - 2071

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Property of Cook County Clerk's Office

I hereby certify that the document to which this  
certification is attached is a true and correct  
copy of the original as filed in the  
JUL 19 2015  
John Deery, Clerk  
Clerk of the Circuit Court  
of Cook County, IL



# UNOFFICIAL COPY

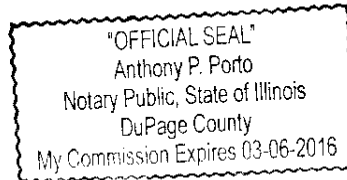
## STATEMENT BY GRANTOR AND GRANTEE

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 July 11, 2013

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

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 11, day of July, 2013  
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.

Date July 11, 2013

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

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 11, day of July, 2013  
Notary Public \_\_\_\_\_

