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SHERIFF'S DEED
2011-08 371-PM



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 February 19, 2013 in Case No. 12 CH 3963 entitled JPMorgan Chase Bank, National Association, as successor in interest to Washington Mutual Bank, F/K/A Washington Mutual Bank, FA v. Maria Trembecki, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on July 1, 2013, does hereby grant, transfer and convey to Federal Home Loan Mortgage Corporation, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Doc#: **1324649003** Fee: **\$48.00**
RHSP Fee: **\$9.00** RPRF Fee: **\$1.00**
Affidavit Fee: **\$2.00**
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/03/2013 10:29 AM Pg: 1 of 6

PREMIER TITLE

Legal: UNIT 307 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ELM TOWER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER T3125423, IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 7830 West North Avenue, Unit 307, Elmwood Park, Illinois 60707
P.I.N.: 12-36-324-041-1014

Dated this 27th day of August 2013

Darren Ryan 1153
Cook County, Illinois

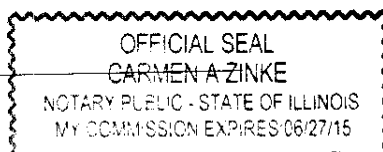
(SEAL)

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 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 AUG 27 2013 day of August, 2013.

Commission expires _____



Carmen A. Zinke
Notary Public

This deed is exempt under provisions of paragraph L, Section 31-45, Real Estate Transfer Act

Date 08/29/2013 [Signature]
Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to: Federal Home Loan Mortgage Corporation
1111 Polaris Parkway
Columbus, Ohio 43240

5x8
6x

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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.

R412

Felicia Yankson

5000 Plano Parkway

Carrollton, TX 75010

972-395-2637

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

Property of Cook County Clerk's Office

F11110410 CH011

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

JPMorgan Chase Bank, National Association, as successor in
interest to Washington Mutual Bank, F/K/A Washington
Mutual Bank, FA

Plaintiff,

vs.

Maria Trembecka; Elm Tower Condominium Association;
Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 12 CH 3963
Property Address: 7830 West North Avenue, Unit
307, Elmwood Park, Illinois 60707

Simko Calendar 58

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, as successor in interest to Washington Mutual Bank, F/K/A Washington Mutual Bank, FA, 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: 7830 West North Avenue, Unit 307, Elmwood Park, Illinois 60707
P.I.N.: 12-36-324-041-1014

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 7/2/13.

The real property that is the subject matter of the instant proceeding is a condominium

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 JPMorgan Chase Bank, National Association, the current Loan Servicer named in the Complaint to Foreclose a Mortgage;

That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$50,538.79 and that execution issue therefore;

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

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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;

That the Elm Tower Condominium 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 or fees for stamps, 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. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises immediately following 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:

7830 West North Avenue, Unit 307, Elmwood Park, Illinois 60707

That the Sheriff is further ordered to evict Maria Trembecka; Elm Tower Condominium Association, now in possession of the premises commonly known as:

7830 West North Avenue, Unit 307, Elmwood Park, Illinois 60707

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 seven 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-100
Chicago, IL 60603
Office: 312 732-4268
Cell: 312 919-5738

JUDGE DARRYL B. SIMKO

MAR 16 2013

CIRCUIT COURT - 1823

DATE: 3/16/13

ENTER: [Signature]

FREEDMAN ANSELMO LINDBERG LLC
1771 W. Diehl Rd., Ste 150
Naperville, IL 60563
630-453-6960 866-402-8661
630-428-4620 (fax)
Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232

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I hereby certify that the document to which this
certificate is affixed is a true copy.

DOROTHY BROWN AUG 23 2018

County Clerk
Cook County, Illinois
111 North LaSalle Street
Chicago, Illinois 60602
www.cookcountyil.gov



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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 August 29, 2013

Signature: [Signature]
Grantor or Agent



Subscribed and sworn to before me

By the said _____
This 29, day of August, 2013
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 August 29, 2013

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 29, day of August, 2013
Notary Public [Signature]

