

UNOFFICIAL COPY

2012-09484-CH F12100522

JUDICIAL SALE DEED

THE GRANTOR, **INTERCOUNTY JUDICIAL SALES CORPORATION**, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on April 15, 2013 in Case No. 12 CH 42131 entitled Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. vs. Oscar H. Guzman De Leon aka Oscar Humberto Guzman De Leon aka Oscar H. DeLeon and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on August 15, 2013, does hereby grant, transfer and convey to **Federal National Mortgage Association** the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 1329749019 Fee: \$50.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 10/24/2013 11:01 AM Pg: 1 of 7

PREMIER TITLE

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this September 30, 2013.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein
 Secretary

Andrew D. Schusteff
 President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on September 30, 2013 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of **Intercounty Judicial Sales Corporation**.



Nicole Soraghan
 Notary Public

Prepared by A. Schusteff, 228 W. Madison St. Chicago, IL 60602.
 Exempt from tax under 35 ILCS 200/31-45(1) Kathleen Phin, September 30, 2013.
 No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

RETURN TO:
 Freedman, Anselmo, Lindberg
 1807 W. Diehl Rd., Suite 333
 Naperville, IL 60563

Federal National Mortgage Association
 16550 West Bernardo Dr.
 San Diego, CA. 92127

ADDRESS OF GRANTEE/MAIL TAX BILLS TO:
 James Tlegen
 One S. Wacker Dr. Ste 1400
 Chicago IL 60606
 (312) 348-6200

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Rider attached to and made a part of a Judicial Sale Deed dated September 30, 2013 from INTERCOUNTY JUDICIAL SALES CORPORATION to Federal National Mortgage Association and executed pursuant to orders entered in Case No. 12 CH 42131.

PARCEL 1: UNIT NUMBER 107, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): SUBLot B IN Lot 4 IN THE 2ND RESUBDIVISION OF PART OF Lot 1 IN THE VILLAGE ON THE LAKE SUBDIVISION (PHASE III), BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NUMBER 21308121, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 53436 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22389726; TOGETHER WITH AN UNDIVIDED 1.00 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS FOR VILLAGE ON THE LAKE HOMEOWNERS ASSOCIATION EXECUTED BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 AND KNOWN AS TRUST NUMBER 53436 JUNE 18, 1971 AND RECORDED JUNE 18, 1971 AS DOCUMENT NUMBER 21517208, AND AS CREATED BY DEED MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 KNOWN AS TRUST NUMBER 53436 TO MARIE D. MICEK AND WALTER S. MICEK DATED NOVEMBER 24, 1975 AND RECORDED DECEMBER 19, 1975 AS DOCUMENT NUMBERS 22330957 AND 22330958, FOR INGRESS AND EGRESS OVER Lot 2 (EXCEPT SUBDIVISION, LOTS 'A', 'B', AND 'C' IN VILLAGE ON THE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NUMBER 2188012), IN COOK COUNTY, ILLINOIS.

Commonly known as 700 Wellington Avenue, Unit 107, Elk Grove Village, IL 60007

P.I.N. 08-32-101-019-1007

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F12100522

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

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER)
TO WELLS FARGO HOME MORTGAGE, INC.)
Plaintiff,)

12 CH 42131
Calendar 58

vs.

OSCAR H. GUZMAN DE LEON AKA OSCAR HUMBERTO)
GUZMAN DE LEON AKA OSCAR H. DELEON; ELMA)
GUZMAN AKA ELMA GUZMAN-PORTILLO, AKA ELMA)
MAGALY GUZMAN; ELK GROVE ESTATES HOMEOWNERS')
ASSOCIATION; VILLAGE ON THE LAKE HOMEOWNERS)
ASSOCIATION; VILLAGE ON THE LAKE CONDOMINIUM)
NO. 3; UNKNOWN OWNERS AND NON-RECORD)
CLAIMANTS Defendants,)

700 Wellington Avenue, Unit
107, Elk Grove Village, IL
60007

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,
CONFIRMING SALE, AND ORDER FOR 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 mortgaged real estate that is the subject of the matter captioned above and described as:

PARCEL 1: UNIT NUMBER 107, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): SUBLot B IN Lot 4 IN THE 2ND RESUBDIVISION OF PART OF Lot 1 IN THE VILLAGE ON THE LAKE SUBDIVISION (PHASE III), BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NUMBER 21308121, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 53436, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22389726; TOGETHER WITH AN UNDIVIDED 1.00 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.
PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS FOR VILLAGE ON THE LAKE HOMEOWNERS ASSOCIATION EXECUTED BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 AND KNOWN AS TRUST NUMBER 53436 JUNE 18, 1971 AND RECORDED JUNE 18, 1971 AS DOCUMENT NUMBER 21517208, AND AS CREATED BY DEED MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 KNOWN AS TRUST NUMBER 53436 TO MARIE D. MICEK AND WALTER S. MICEK DATED NOVEMBER 24, 1975 AND RECORDED DECEMBER 19, 1975 AS DOCUMENT NUMBERS 22330957 AND 22330958, FOR INGRESS AND EGRESS OVER Lot 2 (EXCEPT SUBDIVISION, Lots 'A', 'B', AND 'C' IN VILLAGE ON THE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NUMBER 2188012), IN COOK COUNTY, ILLINOIS. Commonly known as: 700 Wellington Avenue, Unit 107, Elk Grove Village, IL 60007. PIN: 08-32-101-019-1007.

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The real property that is the subject matter of this proceeding is a condominium residence.

The real property was last inspected by movant or movant's agent on: 8/19/13

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

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

That Intercounty Judicial Sales Corporation, hereinafter "Selling Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and; That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the mortgaged real estate 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 advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment;

That there shall be an IN REM deficiency judgment entered in the sum of (\$42,076.11), against the subject property as provided by Section 1508(e) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1508(e)) and that execution may issue;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

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IT IS FURTHER ORDERED:

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Elk Grove Estates Homeowners' Association, Village on the Lake Homeowners Association, Village on the Lake Condominium No. 3, Oscar H. Guzman De Leon aka Oscar Humberto Guzman De Leon aka Oscar H. DeLeon, Elma Guzman aka Elma Guzman-Portillo aka Elma Magaly Guzman from the mortgaged real estate commonly known as 700 Wellington Avenue, Unit 107, Elk Grove Village, IL 60007 without further Order of Court.

That the Elk Grove Estates Homeowners' Association, Village on the Lake Homeowners Association, Village on the Lake Condominium No. 3 is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriffs 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 sheriffs sale.

No occupants other than individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

That the Deed to be issued to the successful bidder hereunder is a transaction that is exempt from all transfer taxes either state or local and the Cook County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Sale Deed issued hereunder without any exemption stamps.

That the Municipality or County may contact the below with concerns about the real property: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. c/o Wells Fargo Bank, NA 1 Home Campus, Des Moines, IA 50328 (414) 214-9270 Attn: Drew Hohensee

A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

JUDGE DAVID L. R. SIMKO

ENTER:

SEP 24 2013

Judge

CIRCUIT COURT - 1823

Dated: _____

9/24/13

Freedman Anselmo, Lindberg LLC
1807 West Diehl Road, Suite 333
Naperville, Illinois 60563-1890
(630) 983-0770
Cook County Attorney #26122

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Property of Cook County Clerk's Office

JORDY BROWN OCT 07 2013

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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.

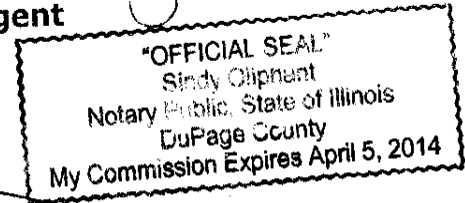
Dated Oct 21, 2013

Katherine Ruiz
Legal Assistant

Signature: Katherine Ruiz
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 21, day of Oct, 2013
Notary Public Sindy Oliphant



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 Oct. 21, 2013

Katherine Ruiz
Legal Assistant

Signature: Katherine Ruiz
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 21, day of Oct, 2013
Notary Public Sindy Oliphant

