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112-09604 PT F12110194

JUDICIAL SALE DEED



Doc#: 1331749006 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2013 09:40 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 April 30, 2013, in Case No. 12 CH 41920, entitled HSBC MORTGAGE SERVICES, INC vs. ELOISE KNIGHT, 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 July 31, 2013, does hereby grant, transfer, and convey to **HSBC MORTGAGE SERVICES, INC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 102 IN OLYMPIA TERRACE UNIT NO. 2, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 103 KINGSTON PLACE, Chicago Heights, IL 60411

Property Index No. 32-17-121-027-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 16th day of October, 2013.

The Judicial Sales Corporation

By:

Nancy R. Vallone

Nancy R. Vallone
Chief Executive Officer

PREMIER TITLE

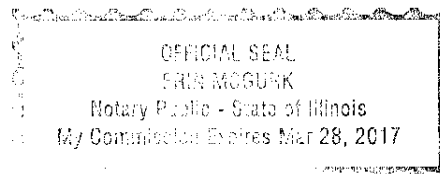
State of IL, County of COOK ss, I, Erin E. McGurk, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that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

16th day of October, 2013

Erin E. McGurk

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).

11/11/13 *Kathern D Rupp*

UNOFFICIAL COPY**Judicial Sale Deed**

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

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

HSBC MORTGAGE SERVICES, INC
 036 Grand Regency Blvd.
 Brandon Florida, 33510

Contact Name and Address:

Contact:

DAVE ZIMMERMAN

Address:

931 Corporate Center Dr.

Pomona, CA 91769

Telephone:

(909) 397-2170

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. F12110194

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

Cook County Clerk's Office

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

HSBC MORTGAGE SERVICES, INC

Plaintiff,

-v.-

12 CH 41920
103 KINGSTON PLACE
Chicago Heights, IL. 60411

ELOISE KNIGHT

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 102 IN OLYMPIA TERRACE UNIT NO. 2, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 103 KINGSTON PLACE, Chicago Heights, IL 60411

Property Index No. 32-17-121-027-0000.

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 8/2, 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;

That there shall be IN **REM** deficiency judgment entered in the sum of \$139,071.80 with interest thereon as by statute provided, against: *the property*

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Order Approving Report of Sale

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

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: HSBC MORTGAGE SERVICES, INC.
Contact: DAVE ZIMMERMAN
Address: 931 CORPORATE CENTER DRIVE
Pomona, CA 91768
Telephone Number: (909) 397-3176

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 ⁶⁰ 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 ELOISE KNIGHT from the premises commonly known as 103 KINGSTON PLACE, Chicago Heights, IL 60411

The Sheriff cannot evict until ⁶⁰ 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 DANIEL PATRICK BRENNAN
SEP 30 2013
DUNNOTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
JUDGE DEPUTY CLERK

FREEDMAN ANSELMO LINDBERG LLC
1807 W. DIEHL ROAD, SUITE 333
NAPERVILLE, IL 60563
(866) 402-8661
E-Mail: foreclosurenotice@fal-illinois.com
Attorney File No. F12110194
Attorney ARDC No. 3126232
Attorney Code. 26122
Case Number: 12 CH 41920
TJSC#: 33-12275

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Property of Cook County Clerk's Office

COOK COUNTY CLERK
OCT 18 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 NOV. 11, 2013

Katherine Ruiz
Legal Assistant

Signature: _____

Katherine Ruiz
Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 11, day of NOV., 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 NOV. 11, 2013

Katherine Ruiz
Legal Assistant

Signature: _____

Katherine Ruiz
Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 11, day of NOV., 2013

Notary Public *Sindy Oliphant*

