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2013-02204-PT F13020015

JUDICIAL SALE DEED

Doc#: 1336149023 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/27/2013 10:47 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 July 2, 2013, in Case No. 13 CH 6759, entitled HSBC MORTGAGE SERVICES INC. vs. ANTOINE HICKS AKA ANTOINE L. HICKS, 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 October 24, 2013, does hereby grant, transfer, and convey to **U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 27 IN GLENWOOD ESTATES UNIT NUMBER 1, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1122 WEST IOWA STREET, Glenwood, IL 60425

Property Index No. 32-05-220-026-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 11th day of December, 2013.

The Judicial Sales Corporation

By:

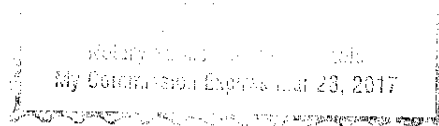
Nancy R. Vallone
President and CEO

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 President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO 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

11th day of December, 2013

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).

12/20/13
Date

Buyer, Seller or Representative

PREMIER TITLE

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Judicial Sale Deed

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:

U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by assignment

10745 W. Bernardo Drive Ste. 300
San Diego, 92127

Contact Name and Address:

Contact: Caliber Home Loans
Address: 10745 W. Bernardo dr. Ste 300
SAN DIEGO CA. 92127
Telephone: 858-444-5823

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. F13020015

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

Cook County Clerk's Office

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F13020015 CALI

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

HSBC Mortgage Services Inc.

Plaintiff,

vs.

Antoine Hicks aka Antoine L. Hicks; Taquila Hicks;
Mortgage Electronic Registration Systems, Inc;
HSBC Mortgage Services, Inc.; Unknown Owners
and Non-Record Claimants

Defendants.

CASE NO. 13 CH 6759
Property Address: 1122 West Iowa Street,
Glenwood, Illinois 60425

Swanson Jr. Calendar 55

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

THIS CAUSE comes to be heard on Plaintiff, HSBC Mortgage Services Inc., 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: 1122 West Iowa Street, Glenwood, Illinois 60425

P.I.N.: 32-05-220-026-0000

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 October 26, 2013.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

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;

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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 Caliber Home Loans, 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 \$116942.41 and that execution issue thereof,

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

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 no sooner than 30 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:

1122 West Iowa Street, Glenwood, Illinois 60425

That the Sheriff is further ordered to evict Antoine Hicks aka Antoine L. Hicks; Taquila Hicks, now in possession of the premises commonly known as:

1122 West Iowa Street, Glenwood, Illinois 60425

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:

Caliber Home Loans
16745 W. BERNARDO DRIVE, SUITE 300
SAN DIEGO, CA 92127
O: (858) 649-5863
M: (858) 705-7362

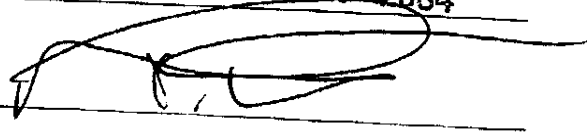
Judge Michael T. Muller

DEC 09 2013

DATE:

Circuit Court - 2084

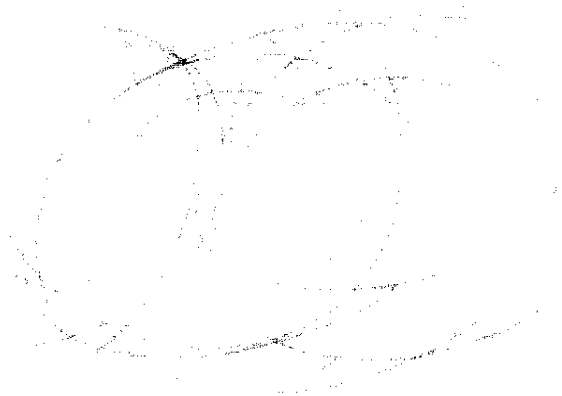
ENTER:



FREEDMAN ANSELMO LINDBERG LLC
1771 W. Diehl Rd., Ste 150
Naperville, IL 60563-4947
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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Property of Cook County Clerk's Office



COOK COUNTY CLERK
DEPT. OF CLERK & COURT SERVICES
100 N. LAUREL ST.
CHICAGO, ILL. 60602
TEL: 312.603.3000
WWW.COOKCOUNTYCLERK.COM

DEC 12 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 December 20, 2013

Katherine Ruiz
Legal Assistant

Signature: _____

Katherine Ruiz
Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 20, day of December, 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 December, 2013

Katherine Ruiz
Legal Assistant

Signature: _____

Katherine Ruiz
Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 20, day of December, 2013

Notary Public _____

