

UNOFFICIAL COPY

2013-03124-PT F13030451



JUDICIAL SALE DEED

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 16, 2013, in Case No. 13 CH 9773, entitled BENEFICIAL FINANCIAL I INC., SUCCESSOR IN INTEREST TO BENEFICIAL ILLINOIS, INC. DBA BENEFICIAL MORTGAGE COMPANY OF ILLINOIS vs. DONALD C. DIETRICH AKA DONALD CHARLES DIETRICH, SR., 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 November 19, 2013, does hereby grant, transfer, and convey to **BENEFICIAL FINANCIAL I INC., S/E/M BENEFICIAL ILLINOIS INC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

Doc#: 1403749065 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/06/2014 10:50 AM Pg: 1 of 6

PREMIER TITLE

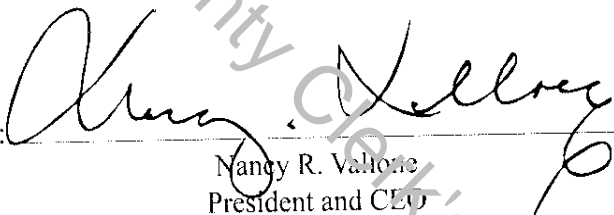
LOT 13 IN BLOCK 177 IN HOFFMAN ESTATES, XVII, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION XVI, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 695 WEST BERKLEY LANE, Hoffman Estates, IL 60169

Property Index No. 07-16-216-013-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 24th day of January, 2014.

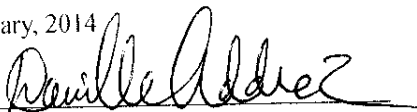
The Judicial Sales Corporation

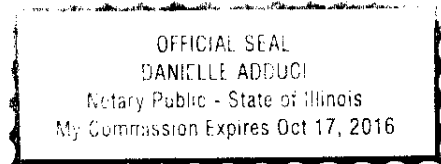
By: 
Nancy R. Vallone
President and CEO

State of IL. County of COOK ss, I, Danielle Adduci, 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


24th day of January, 2014


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).

2/4/14 

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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

**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:

BENEFICIAL FINANCIAL I INC., S/B/M BENEFICIAL ILLINOIS INC
*1310 Grand Regency Blvd.
BRANCHON, FL. 329510*

Contact Name and Address:

Contact:

DAVE ZIMMERMAN

Address:

*171 Corporate Center Dr.
Pomona, CA. 91769*

Telephone:

909-307-3174

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. F13030451

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

Deputy Clerk of Cook County

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

Beneficial Financial I Inc., successor in interest to
Beneficial Illinois, Inc. dba Beneficial Mortgage
Company of Illinois

Plaintiff,

vs.

Donald C. Dietrich aka Donald Charles Dietrich, Sr.;
Barbara J. Dietrich aka Barbara Jean Dietrich; Unknown
Owners and Non-Record Claimants

Defendants.

CASE NO. 13 CH 9773
Property Address: 695 West Berkley Lane,
Hoffman Estates, Illinois 60169

Liu Calendar 56

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

THIS CAUSE comes to be heard on Plaintiff, Beneficial Financial I Inc., successor in interest to Beneficial Illinois, Inc. dba Beneficial Mortgage Company of Illinois, 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: 695 West Berkley Lane, Hoffman Estates, Illinois 60169

P.I.N.: 07-16-216-013-0000

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 November 19, 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;

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 HSBC Mortgage Services, Inc., 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 \$154369.89 and that execution issue thereof.

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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:

695 West Berkley Lane, Hoffman Estates, Illinois 60169

That the Sheriff is further ordered to evict Donald C. Dietrich aka Donald Charles Dietrich, Sr.; Barbara J. Dietrich aka Barbara Jean Dietrich, now in possession of the premises commonly known as:

695 West Berkley Lane, Hoffman Estates, Illinois 60169

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:

Dave Zimmerman
931 Corporate Center Dr.
Pomona, CA 91769
909-397-3176

Judge Samuel J. ...

JUN 17 2011

DATE:

ENTER:




Circuit Clerk

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

I hereby certify that the document(s) which this
certification is attached to is/are:
DOROTHY ENDORRE FEB 04 2014
By _____
Clerk of the Circuit Court
of Cook County, IL.



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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 FEB 04, 2014

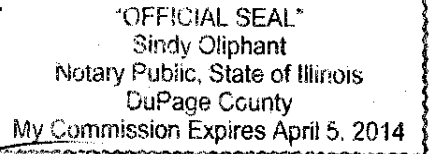
Ashley Peters
Legal Assistant

Signature: *Ashley Peters*
Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 4, day of Feb, 2014
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 FEB 04, 2014

Ashley Peters
Legal Assistant

Signature: *Ashley Peters*
Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 4, day of Feb, 2014
Notary Public *Sindy Oliphant*

