

130827

SHERIFF'S DEED

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2012 - 07297-CA #12080305

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 September 25, 2013 in Case No. 12 CH 33817 entitled JPMorgan Chase Bank, National Association v. Anna Kathleen Nelson f/k/a Fatima Azzahra, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on January 9, 2014, does hereby grant, transfer and convey to Federal National Mortgage Association, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Doc#: 1408555012 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2014 10:36 AM Pg: 1 of 6

PREMIER TITLE

Legal: UNIT NUMBER 6862-3A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LODGE PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98452456, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6862 West Lode Drive Unit 3A, Worth, Illinois 60482
P.I.N.: 24-18-317-014-1019

Dated this 13 day of March, 2014.

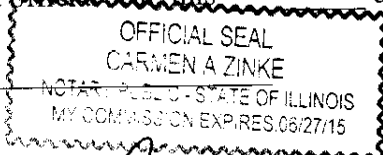
Joshua Thomas #11024
Cook County, Illinois

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 *Joshua Thomas* 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 MAR 13 2014 day of _____, 20__.

Commission expires _____



Carmen A. Zinke
Notary Public

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

3/24/14 *Katherine King*
Date Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to:

Federal National Mortgage Association
1111 Polaris Parkway
Columbus, Ohio 43240

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit A.

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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.

James Tlegen
one S. Wacker dr. Ste. 1400
Chicago IL, 60606
312-348-6200

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

Property of Cook County Clerk's Office

130827

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

JPMorgan Chase Bank, National Association

Plaintiff,

vs.

Anna Kathleen Nelson f/k/a Fatima Azzahra; JPMorgan Chase Bank, National Association, as successor in interest to Washington Mutual Bank, F/K/A Washington Mutual Bank, FA.; Lode Park Homeowners Association aka Lode Park Condominium Homeowners Association; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 12 CH 33817
Property Address: 6862 West Lode Drive Unit 3A, Worth, Illinois 60482

Liu Calendar 56

**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, 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: 6862 West Lode Drive Unit 3A, Worth, Illinois 60482

P.I.N.: 24-18-317-014-1019

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 January 10, 2014.

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;

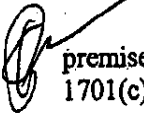
That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

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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;

That the Lode Park Homeowners Association aka Lode Park Condominium Homeowners 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~~ *no sooner than 30 days* from the entry of this Order without further Order of Court, as provided in 735 ILCS 5/15-1701(c)(2). *30 days*

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:

6862 West Lode Drive Unit 3A, Worth, Illinois 60482

no sooner than 30 days after entry of this Order,

That the Sheriff is further ordered to evict ~~from~~ *from* Kathleen Nelson f/k/a Fatima Azzahra; Lode Park Homeowners Association aka Lode Park Condominium Homeowners Association, now in possession of the premises commonly known as:

6862 West Lode Drive Unit 3A, Worth, Illinois 60482

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:

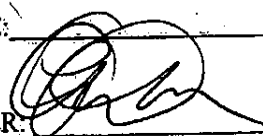
My'Ron McGee
10 S. Dearborn, 15th Floor
Mail Code: IL 1-0020
Chicago, IL 60603
Office: 312-732-4268
Cell: 312-919-5738

Judge Pamela McLean Meyerson

DATE:

MAR 05 2014

ENTER:



Circuit Court - 2097

FREEDMAN ANSELMO LINDBERG LLC

1771 W. Diehl Rd., Ste 150
Naperville, IL 60563-4947
630-453-5960 866-402-8661
630-428-4620 (fax)
Attorney No. Cook 26122, DuPage 293191, 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 to which this certification is affixed is a true copy.
DOROTHY BROWN MAR 13 2019
Date _____
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



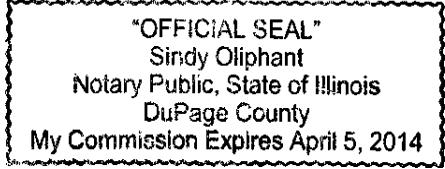
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STATEMENT BY GRANTOR AND GRANTEE

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 3/24, 2014
Katherine Ruiz Signature: [Signature]
Legal Assistant **Grantor or Agent**

Subscribed and sworn to before me
By the said _____
This 24, day of MARCH, 2014
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 3/24, 2014
Katherine Ruiz Signature: [Signature]
Legal Assistant **Grantee or Agent**

Subscribed and sworn to before me
By the said _____
This 24, day of MARCH, 2014
Notary Public [Signature]

