

UNOFFICIAL COPY

1409349022-CH

F11110411

JUDICIAL SALE DEED



Doc#: 1409349022 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2014 10:45 AM Pg: 1 of 5

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 January 22, 2013 in Case No. 12 CH 30434 entitled US Bank National Association vs. Lawrence B. Nussbaum aka Lawrence Nussbaum, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on February 4, 2014, does hereby grant transfer and convey to U.S. Bank National Association, as Trustee, successor in interest to Park of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2005-HE1 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 6 IN BLOCK 3 IN CAPITOL HILL ADDITION TO CHICAGO HEIGHTS, BEING A SUBDIVISION OF THE EAST 697.45 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A STRIP 50 FEET IN WIDTH LYING 25 FEET ON EACH SIDE OF THE CENTER LINE OF 15TH STREET) ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1910 AS DOCUMENT 4543784 IN BOOK 106 OF PLATS PAGE 11 IN COOK COUNTY, ILLINOIS. P.I.N. 32-19-412-033-0000 Commonly known as 1540 Scott Avenue, Chicago Heights, IL 60411.

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 March 17, 2014.

INTERCOUNTY JUDICIAL SALES CORPORATION

Nathan H. Lichtenstein
Secretary

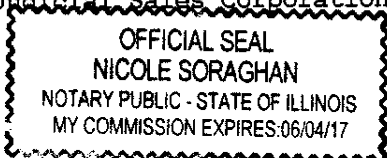
Andrew D. Schusteff
President

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on March 17, 2014 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, 120 W. Madison St. Chicago, IL 60602. Exempt from tax under 35 ILCS 200/31-45(1) *Nathan H. Lichtenstein*, March 17, 2014. No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

RETURN TO:

ADDRESS OF GRANTEE/MAIL TAX BILLS TO:

US Bank National Association
3815 S. West Temple
Salt Lake City UT 84115
Mandy Bowen
3815 S. West Temple
Salt Lake City UT
801-578-349-9164

UNOFFICIAL COPY

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

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2005-HE1

Plaintiff,

vs.

Lawrence B. Nussbaum aka Lawrence Nussbaum;
Tammy S. Settle-Nussbaum aka Tammy S. Settle;
Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 12 CH 30434
Property Address: 1540 Scott Avenue, Chicago Heights, Illinois 60411

Calendar 57 Walker

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

THIS CAUSE comes to be heard on Plaintiff, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2005-HE1, 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: 1540 Scott Avenue, Chicago Heights, Illinois 60411

P.I.N.: 32-19-412-033-0000

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 February 5, 2014.

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;

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;

UNOFFICIAL COPY

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 immediately from the entry of this Order without further Order of Court, as provided in 735 ILCS 5/15-1701(c)(2);

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:

1540 Scott Avenue, Chicago Heights, Illinois 60411

That the Sheriff is further ordered to evict Lawrence B. Nussbaum aka Lawrence Nussbaum; Tammy S. Settle-Nussbaum aka Tammy S. Settle, now in possession of the premises commonly known as:

1540 Scott Avenue, Chicago Heights, Illinois 60411

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:

Mandy Bowen
3815 S. West Temple
Salt Lake City, UT 84115
888-349-8964

DATE: _____

ENTER: _____

Associate Judge
Allen Price Walker

MAR 12 2014

Circuit Court - 2071

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 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232

UNOFFICIAL COPY

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 27 2010

Date _____

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



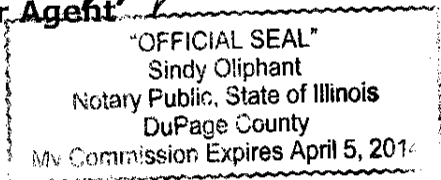
UNOFFICIAL COPY

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 March 31, 2014
Katherine Ruiz
Legal Assistant Signature: *Katherine Ruiz*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 31st, day of March, 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 March 31, 2014
Katherine Ruiz
Legal Assistant Signature: *Katherine Ruiz*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 31st, day of March, 2014
Notary Public *Sindy Oliphant*

