2011-01889-5X

# UNOFFICIAL COPY

#### 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 24, 2012, in Case No. 11 CH 25379, entitled FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC vs. BESSIE L. TAYLOR, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in

Doc#: 1413449053 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/14/2014 11:15 AM Pg: 1 of 5

compliance with 735 LCS 5/15-1507(c) by said grantor on November 26, 2013, does hereby grant, transfer, and convey to CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWIC'LI MORTGAGE LOAN TRUST, SERIES 2013-7, 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 PARKVIEW ESTATES UNIT 2, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE '4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1996 AS DOCUMENT NO. 96344781 IN COOK COUNTY, ILLINOIS.

Commonly known as 2120 PARKVIEW DFIVE, South Holland, IL 60473

Property Index No. 29-25-213-018-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 21st day of April, 2014.

The Judicial Sales Corporation

Nancy R. Vallone

President and Chief Executive Office

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

Notary Public

OSFIGIAL SEAL SOWN MCGURK Notary Public - Scatu of Illinois My Commission Expires Mar 28, 2017

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## **UNOFFICIAL COPY**

**Judicial Sale Deed** 

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).

5/8/14

Buyer, Seller or Representative

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION

One South Wacker Drive, 24th Floor Chicago, Illinois ob 6/6-4650 (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:

CHRISTIANA TRUST, A LIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR

STANWICH MORTGAGE LOAN, TRUST, SERIES 2013-7, by assignment

santa Ama, CA 92705

Contact:

Tom craft

Address:

1610 E Saint Andrews Place Ste B-150

Santa Ama, CA 92765

Telephone:

449-517-5087

Mail To:

FREEDMAN ANSELMO LINDBERG LLC 1807 W. DIEHL ROAD, SUITE 333 NAPERVILLE, IL,60563 (866) 402-8661 Att. No. 26122 File No. F11030304

PREMIER 71715 1000 JORIE BLVD., S JIT': 136 OAK BROOK, IL 60523 630-571-2111

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#### F11030304 CMS

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

FV-I, Inc. in Trust For Morgan Stanley Mortgage Capital Holdings LLC

Plaintiff,

VS.

Bessie L. Taylor; Goldman Sachs Mortgage Co.; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 11 CH 25379

Property Address: 2120 Parkview Drive, South

Holland, Illinois 60473

Liu Calendar 56

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

THIS CAUSE comes to or heard on Plaintiff, FV-I, Inc. in Trust For Morgan Stanley Mortgage Capital Holdings LLC, 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 capitored above described as:

#### SEE ATTACHED

Common Address: 2120 Parkview Drive, South Holland, Illinois 60473

P.I.N.: 29-25-213-018-0000

Due notice of said motion having been given, the Courchaving 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 29, 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 Courts 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 <u>Carrington Mortgage Services LLC</u>, 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 \$42421.60 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 5-9-1, 7 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:

2120 Parkview Drive, South Hollard, I'linois 60473

That the Sheriff is further ordered to evice Bessie L. Taylor, now in possession of the premises commonly known as:

2120 Parkview Drive, South Holland, Illinois 60 473

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:

DATE

Judge Pamela McLean Meyerson

APR 04 2014

Circui: Court - 2097

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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I coreby certify hiet the document to which this certification is defined is perfue copy.

DOROTHY BROWN MAY 0.1.2018

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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.

Ashley Peters Signature: Legal Assistant	SWYPUS Grantor or Agent
Subscribed and sworn to be one me By the said ThisQ_W_, day of MM Notary Public	"OFFICIAL SEAL" Denise M. Orlando Notary Public, State of Illinois Will County My Commission Expires 10/16/14

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.

Ashley Peters
Legal Assistant

Signature: Grantee or Agent

Subscribed and sworn to before me

OFFICIAL SEAL
Denise M. Orlando
Notary Public, State of Illinois
Will County
My Commission Expires 10/16/14