

2013 - 05027-11 F13020202

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 20, 2013 in Case No. 13 CH 9871 entitled Nationstar Mortgage LLC v. Adam Mahoney, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on January 15, 2014, does hereby grant, transfer and convey to Nationstar Mortgage, LLC, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



Doc#: 1420455005 Fee: \$46.01
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2014 08:54 AM Pg: 1 of 5

PREMIER TITLE

Legal: LOT 12 IN BLOCK 2 IN STREAMWOOD GREEN UNIT 6, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1984 AS DOCUMENT 26980571 IN COOK COUNTY, ILLINOIS.

Common Address: 137 Azalea Circle Streamwood, Illinois 60107
P.I.N.: 06-24-117-012-0000

Dated this 16th day of July, 2014.

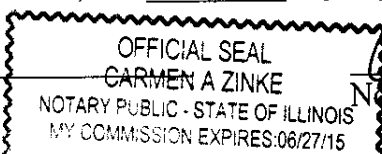
Joshua Thomas #11024
Cook County, Illinois

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 JUL 16 2014 day of 20.

Commission expires



Carmen A. Zinke
Notary Public

This deed is exempt under provisions of paragraph 1, Section 51-45, Real Estate Transfer Act

7/18/14 ASHURPES
Date Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to: Nationstar Mortgage, LLC
350 Highland Drive
Lewisville, Texas 75067

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

Prepared by: Steve Lindberg, 1807 W. Diehl Rd., Ste 333, Naperville, IL 60563

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Return to: Freedman Anselmo Lindberg LLC, 1807 W. Diehl Rd., Suite 333, Naperville, IL 60563.

R412

Shane Jones / Nationstar
Mortgage

PO BOX 961229

FORT WORTH, TX 76161-0229

817-699-2693

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

Cook County Clerk's Office

13840

UNOFFICIAL COPY

F13020202 NSTR

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

Nationstar Mortgage LLC

Plaintiff,

vs.

Adam Mahoney; Molly Mahoney; Secretary of Housing
and Urban Development; Unknown Owners and
Non-Record Claimants

Defendants.

CASE NO. 13 CH 9871
Property Address: 137 Azalea Circle
Streamwood, Illinois 60107

Mullen Calendar 60

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

THIS CAUSE comes to be heard on Plaintiff, Nationstar Mortgage 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 captioned above described as:

SEE ATTACHED

Common Address: 137 Azalea Circle Streamwood, Illinois 60107

P.I.N.: 06-24-117-012-0000

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 January 18, 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 Plaintiff have and recover an IN PERSONAM deficiency judgment against Adam Mahoney in the sum of \$185873.24 and that execution issue therefore;

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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:

137 Azalea Circle Streamwood, Illinois 60107

That the Sheriff is further ordered to evict Adam Mahoney; Molly Mahoney, now in possession of the premises commonly known as:

137 Azalea Circle Streamwood, Illinois 60107

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:

Nationstar Mortgage
Paul Belcer
469-549-2178
350 Highland Dr. Lewisville, TX 75067

DATE: _____

ENTER: _____

Judge Michael T. Muller

MAR 13 2014

Circuit Court - 2084

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

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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 28 2014

Date _____

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



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STATEMENT BY GRANTOR AND GRANTEE

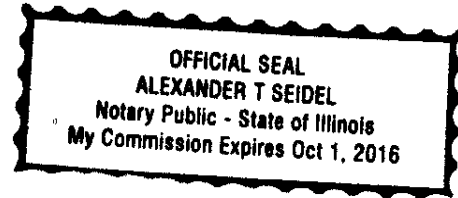
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7/21/14

Signature *R. Sar*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID AGENT
THIS 21 DAY OF JULY,
2014.

NOTARY PUBLIC *Alexander T. Seidel*



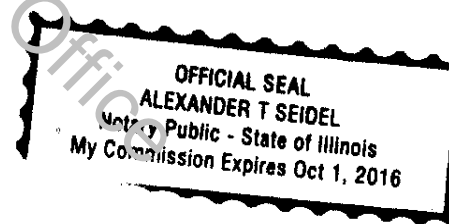
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 7/21/14

Signature *R. Sar*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID AGENT
THIS 21 DAY OF JULY,
2014.

NOTARY PUBLIC *Alexander T. Seidel*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]