

140124

SHERIFF'S DEED

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2012-07640-CH #120400195VT
 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 February 5, 2014 in Case No. 12 CH 40489 entitled Federal National Mortgage Association ("FNMA") v. Unknown Heirs and Legatees of Marilyn Lang, Denise Lang, Steven Lang, Andrew Lang and Karen Riske, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on May 14, 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#: 1425355003 Fee: \$46.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 09/10/2014 08:50 AM Pg: 1 of 5

PREMIER TITLE

Legal: LOT 3 IN TOBIN'S SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BLOCK 10 IN GRANT HIGHWAY SUBDIVISION, ONTARIOVILLE, COOK COUNTY, ILLINOIS, BEING A PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF REGISTERED MAY 9, 1925 AS DOCUMENT NUMBER 255219, IN COOK COUNTY, ILLINOIS.

Common Address: 6950 Center Avenue, Hanover Park, Illinois 60133
 P.I.N.: 06-36-105-019-0000

Dated this 22ND day of August, 2014.

(SEAL)

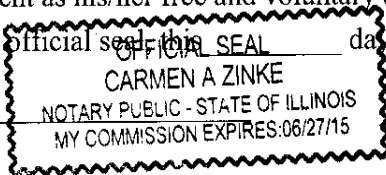
Joshua Thomas #11024
 Cook County, Illinois

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 22 day of AUG 22 2014, 2014.

Commission expires _____



Carolina Zinke
 Notary Public

This deed shall be exempt from transfer tax as a transfer to holder of the mortgage pursuant to foreclosure proceeding. 35 Ill. Comp. Stat. 200/31-45(I).

Date 9-8-14 Buyer, Seller or Representative Sandy Kuprecht

Grantee Name and Address and Send tax bill to: Federal National Mortgage Association
 14523 SW Milikan Way, Suite 200
 Beaverton, Oregon 97005

Grantee Info: James Troyen 1 S Wacker Dr #1400 Chicago IL 60606 312-368-6200
 No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit A.

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 150, Naperville, IL 60563

Return to: Freedman Anselmo Lindberg LLC, 1771 W. Diehl Rd., Suite 150, Naperville, IL 60563.

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F12090079SVT STR
IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION

EXHIBIT A

Federal National Mortgage Association ("FNMA")

Plaintiff,

vs.

Unknown Heirs and Legatees of Marilyn Lang;
Denise Lang; Steven Lang; Andrew Lang; Karen
Riske; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 12 CH 40489
Property Address: 6950 Center Avenue,
Hanover Park, Illinois 60133

Marino Calendar 59

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

THIS CAUSE comes to be heard on Plaintiff, Federal National Mortgage Association ("FNMA"), 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: 6950 Center Avenue, Hanover Park, Illinois 60133

P.I.N.: 06-36-105-019-0000

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 May 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;

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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:

6950 Center Avenue, Hanover Park, Illinois 60133

That the Sheriff is further ordered to evict Unknown Heirs and Legatees of Marilyn Lang; Denise Lang; Steven Lang; Andrew Lang; Karen Riske, now in possession of the premises commonly known as:

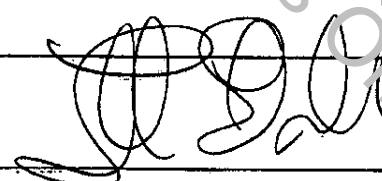
6950 Center Avenue, Hanover Park, Illinois 60133

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:

James M. Tieger
One South Wacker Dr., Suite 1400
Chicago, IL. 60606
(312) 368-6200

DATE:



Judge Loretta Eadie-Daniels

MAR 09 2014

ENTER:

Circuit Court 1813

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.

Date DOROTHY BROWN AUG 19 2014

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



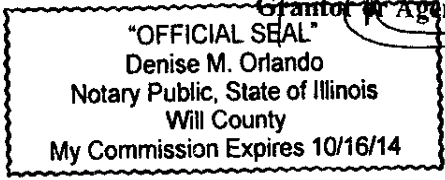
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STATEMENT BY GRANTOR AND GRANTEE

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 9-8-, 2014
Sindy Oliphant
Legal Assistant

Signature: *Sindy Oliphant*
Grantor or Agent

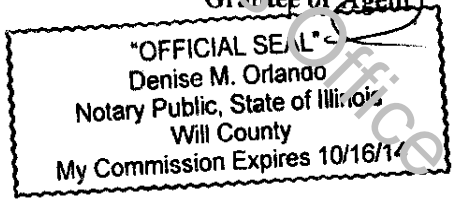


Subscribed and sworn to before me
By the said Sindy Oliphant
This 8th, day of Sept, 2014
Notary Public Denise M Orlando

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 9-8-, 2014
Sindy Oliphant
Legal Assistant

Signature: *Sindy Oliphant*
Grantee or Agent



Subscribed and sworn to before me
By the said Sindy Oliphant
This 8th, day of Sept, 2014
Notary Public Denise M Orlando

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.)