

UNOFFICIAL COPY

2013-07237-PT F13090034

JUDICIAL SALE DEED



14267490150

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 March 5, 2014 in Case No. 13 CH 23970 entitled Wells Fargo Bank, N.A. vs. William C. Krause aka William Charles Krause and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on June 9, 2014, does hereby grant, transfer and convey to **The Secretary of Veterans Affairs** the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

Doc#: 1426749015 Fee: \$46.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 09/24/2014 08:57 AM Pg: 1 of 5

PREMIER TITLE

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

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 September 12, 2014.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein
 Secretary

Andrew D. Schusteff
 President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on September 12, 2014 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation



Lisa Boger
 Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602. ²²
 Exempt from tax under 35 ILCS 200/31-45(1) Smiley September 12, 2014.
 No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

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Rider attached to and made a part of a Judicial Sale Deed dated September 12, 2014 from INTERCOUNTY JUDICIAL SALES CORPORATION to The Secretary of Veterans Affairs and executed pursuant to orders entered in Case No. 13 CH 23970.

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOT 356 IN SIXTH ADDITION TO CATALINA, AS SUBDIVISION OF PART OF LOT 2 OF K. DALENBERG'S SUBDIVISION IN THE NORTH PART OF THE SOUTHWEST 1/4 AND OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID SIXTH ADDITION TO CATALINA, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 2, 1968 AS DOCUMENT NUMBER LR2424464.

Commonly known as 16637 Kimbark Avenue, South Holland, IL 60473

P.I.N. 29-23-409-005-0000

RETURN TO:

Freedman, Anselmo, Lindberg
1807 W. Diehl Rd., Suite 333
Naperville, IL 60563

GRANTEE CONTACT INFORMATION:

Secretary of Veterans Affairs
Fort Snelling
1 Federal Dr
St Paul MN 55111

MAIL TAX BILLS TO:

Jeri Parker
2375 N Glenville Dr MS 7X-2-983-01-01
Richardson TX 75082
972-498-6518

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

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F13090034 WELLS

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

EXHIBIT A

Wells Fargo Bank, NA

Plaintiff,

vs.

William C. Krause aka William Charles Krause;
Barbara V. Krause; Wells Fargo Financial Illinois,
Inc.; Northstar Capital Acquisition, LLC aka North
Star Capital Acquisition, LLC; Unknown Owners
and Non-Record Claimants

Defendants.

CASE NO. 13 CH 23970
Property Address: 16637 Kimbark Avenue,
South Holland, Illinois 60473

Mullen Calendar 60

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

THIS CAUSE comes to be heard on Plaintiff, Wells Fargo Bank, NA, 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: 16637 Kimbark Avenue, South Holland, Illinois 60473

P.I.N.: 29-23-409-005-0000

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 June 11, 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 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:

16637 Kimbark Avenue, South Holland, Illinois 60473

That the Sheriff is further ordered to evict William Charles Krause, Barbara V. Krause, now in possession of the premises commonly known as:

16637 Kimbark Avenue, South Holland, Illinois 60473

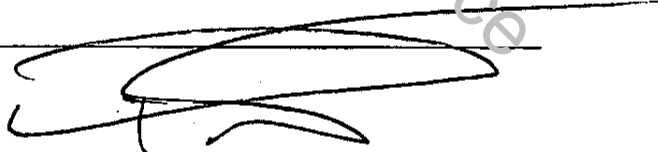
A copy of this order shall be sent via regular mail to all defendants within seven days.

That the Municipality or County may contact the below with concerns about the real property:

Wells Fargo
Property Preservation Department
Drew Hohensee
1 Home Campus
Des Moines IA 50328
codeviolations@wellsfargo.com
877-617-5274

DATE: _____

ENTER: _____



Judge Michael T. Mullen

AUG 20 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 described in this certificate is a true copy.

DOROTHY BREWER SEP 22 2014

Date

Dorothy Brewer
Clerk of the Board of Supervisors
of Cook County, IL



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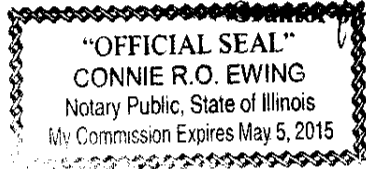
STATEMENT BY GRANTOR AND GRANTEE

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 9-22-, 2014
Sindy Oliphant
Legal Assistant

Signature: *Sindy Oliphant*
Agent

Subscribed and sworn to before me
By the said Sindy Oliphant
This 22nd day of SEPT, 2014
Notary Public Conn R.O. Ewing

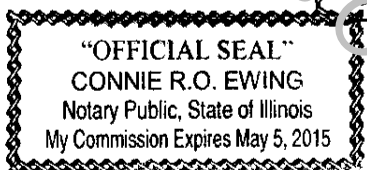


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9-22-, 2014
Sindy Oliphant
Legal Assistant

Signature: *Sindy Oliphant*
Grantee Agent

Subscribed and sworn to before me
By the said Sindy Oliphant
This 22nd day of SEPT, 2014
Notary Public Conn R.O. Ewing



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.)