

SHERIFFS DEED

UNOFFICIAL COPY

2010-05948-CH C10090135  
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 April 11, 2013 in Case No. 10 CH 44320 entitled Chase Home Finance LLC v. Lena Victory, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on August 7, 2013, does hereby grant, transfer and convey to The Secretary of Housing and Urban Development, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



Doc#: 1428855006 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/15/2014 08:53 AM Pg: 1 of 6

PREMIER TITLE

Legal: LOT 20 (EXCEPT THE SOUTH 20 FEET THEREOF) AND LOT 21 IN BLOCK 20 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

Common Address: 16131 Homan Avenue, Markham, Illinois 60428  
P.I.N.: 28-23-220-029-0000

Dated this 1<sup>st</sup> day of November, 2013.

(SEAL)

*155T Dan Ryckman 1150*  
Cook County, Illinois

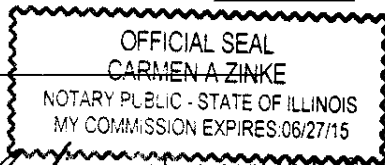
State of Illinois )  
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT ~~Darren Ryckman~~ 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.

NOV 01 2013

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Commission expires \_\_\_\_\_



*Carmen A. Zinke*  
Notary Public

This deed is exempt under provisions of paragraph L, Section 31-45, Real Estate Transfer Act

*10/10/14*  
Date \_\_\_\_\_ Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to: The Secretary of Housing and Urban Development  
77 W. Jackson Blvd. 27<sup>th</sup> Floor  
Chicago, IL, 60604

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

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

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

Allen Brasseur  
8600 W Bryn Mawr, Suite 600  
Chicago, IL 60631  
773-714-9200

R412

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

Property of Cook County Clerk's Office

9035 CHOH

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

|   |   |
|---|---|
| Chase Home Finance LLC                                | ] |
|   | ] |
| Plaintiff,  | ] |
|   | ] |
| vs.   | ] |
|   | ] |
| Lena Victory; Unknown Owners and Non-Record Claimants | ] |
|   | ] |
| Defendants.   | ] |
|   | ] |

CASE NO. 10 CH 44320  
Property Address: 16131 Homan Avenue,  
Markham, Illinois 60428

Liu Calendar 56

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

THIS CAUSE comes to be heard on Plaintiff, Chase Home Finance 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: 16131 Homan Avenue, Markham, Illinois 60428

P.I.N.: 28-23-220-029-0000

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 08/08/2013.

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 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, and a proceeds check may be issued to Chase Home Finance, LLC, 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 \$155,458.63 and that execution issue therefore;

# UNOFFICIAL COPY

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 following 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:

16131 Homan Avenue, Markham, Illinois 60428

That the Sheriff is further ordered to evict LENA VICTORY, now in possession of the premises commonly known as:

16131 Homan Avenue, Markham, Illinois 60428

That there be no just cause for delay in the enforcement of or appeal from this Order.

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:

My'Ron McGee  
10 S. Dearborn, 15th Floor  
Mail Code: IL 1-0020  
Chicago, IL 60603  
Office: 312-732-4268  
Cell: 312-919-5738

Judge Michael T. Mullen

OCT 09 2013

Circuit Court - 2034

DATE: \_\_\_\_\_

ENTER: \_\_\_\_\_

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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Property of Cook County Clerk's Office

I hereby certify that the document to which this  
certification is attached is a true copy.

**DOROTHY BROWN**    **OCT 31 2013**

Date

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



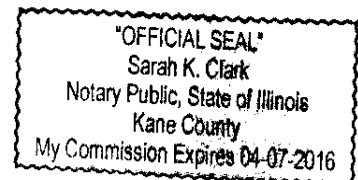
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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed 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 October 10, 2014  
Signature: [Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Steve Lindberg  
This 10<sup>th</sup> day of October, 2014  
Notary Public Sarah K. Clark



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 October 10, 2014  
Signature: [Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Steve Lindberg  
This 10<sup>th</sup> day of October, 2014  
Notary Public Sarah K. Clark

