

440

SHERIFF'S DEED

UNOFFICIAL COPY

2013-08019-CH F13100026
 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 25, 2014 in Case No. 13 CH 25809 entitled Champion Mortgage Company v. Unknown Heirs and Legatees of George Mahneke aka George R. Mahneke aka George Richard Makneke, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on June 25, 2014, does hereby grant, transfer and convey to U.S. Bank National Association as Trustee for Mortgage Equity Conversion Asset Trust 2011-1, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



Doc#: 1433749096 Fee: \$48.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 12/03/2014 03:36 PM Pg: 1 of 6

PREMIER TITLE

Legal: UNIT 113 IN LOT 4 IN BREMENTOWNE ESTATES, UNIT 6, PHASE 2, BEING A SUBDIVISION OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 24, OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, IN THE SOUTHWEST 1/4 OF SECTION 24; OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, OF PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON SURVEY OF LOT 4, WHICH SURVEY IS ATTACHED AS EXHIBIT "A-1" TO DECLARATION MADE BY BEVERLY BANK, AS TRUSTEE UNDER TRUST NO. 8-3131 RECORDED AS DOCUMENT NUMBER 21860503, DATED APRIL 7, 1972; TOGETHER WITH AN UNDIVIDED 2.9954 PERCENTAGE INTEREST IN SAID LOT 4, AFORESAID (EXCEPTING FROM LOT 4 ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Common Address: 7969 164th Court, Unit 113, Tinley Park, Illinois 60477
 P.I.N.: 27-24-307-006-1017

Dated this 13 day of November, 2014

(SEAL)

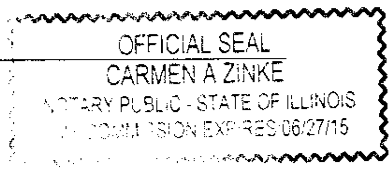
Joshua Thomas #11024
 Cook County, Illinois

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 NOV 13 2014 day of NOV 13 2014, 2014.

Commission expires _____



Carmen A. Zinke
 Notary Public

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This deed shall be exempt from transfer tax under the 35 Ill. Comp. Stat. 200/31-45(b) government instrumentality exemption.

11/28/14
Date

Stephen Zyery
Buyer, Seller or Representative

Send tax bill to: U.S. Bank National Association as Trustee for Mortgage Equity Conversion
Asset Trust 2011-1
3900 Capital City Blvd
Lansing, Michigan 48906

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.

R412

Casi Andrewjeski
4000 Horizon Way
Irving, Texas 75063
469 426-3610

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

Property of Cook County Clerk's Office

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- A -

F13100026 CPN
IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION

Champion Mortgage Company

Plaintiff,

vs.

Unknown Heirs and Legatees of George Mahneke aka George
R. Mahneke aka George Richard Makneke; Brementowne
Estates Condominium Association; Wayne Mahneke; Jami
Opitz; United States of America; Cert Mail USA; Unknown
Owners and Non-Record Claimants

Defendants.

CASE NO. 13 CH 25809
Property Address: 7969 164th Court, Unit 113,
Tinley Park, Illinois 60477

Otto Calendar 61

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

THIS CAUSE comes to be heard on Plaintiff, Champion Mortgage Company, 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: 7969 164th Court, Unit 113, Tinley Park, Illinois 60477

P.I.N.: 27-24-307-006-1017

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 26, 2014.

The real property that is the subject matter of the instant proceeding is a Condominium.

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 REM deficiency judgment against the property in the sum of \$23205.52 and that execution issue thereof.

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;

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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.

That the Brementowne Estates Condominium Association is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriff's sale pursuant to 765 ILCS 605/9(g)(3), and the Association shall modify its records accordingly. In the event of any resale of property, any statements of any liens, including a statement of the assessments, late charges, fines, or administrative/management fees and other charges due and owing as authorized and limited by the provisions of Section 9 of the Condominium Property Act or the condominium instruments, will not include any pre-foreclosure assessments and will show a \$0 balance as of the date of the first day of the month following the sheriff's/judicial sale.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamp, 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:

7969 164th Court, Unit 113, Tinley Park, Illinois 60477

~~That the Sheriff is further ordered to evict Unknown Heirs and Legatees of George Mahneke, Brementowne Estates Condominium Association, Wayne Mahneke, Jami Opitz, now in possession of the premises commonly known as~~

~~7969 164th Court, Unit 113, Tinley Park, Illinois 60477~~

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:

Casey Andrewjeski
4000 Horizon Way
Irving, Texas 75063
469-426-3610

DATE: _____

Judge Michael F. Otto

OCT 07 2014

ENTER _____

Circuit Court - 2065

REEDMAN ANSELMO LINDBERG LLC

171 W. DuSable Rd., Ste. 150
Aurora, IL 60506-4947
Tel: 453-8966 Fax: 453-4920
Fax: 453-4920 (fax)

Form No. Cook 26122 DuPage 293191 Kane 031-26164
Serial 194, Winnebago 3502 IL 03129212


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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 NOV 13 2014**

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



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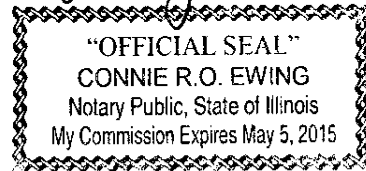
STATEMENT BY GRANTOR AND GRANTEE

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 December 1, 2014

Signature: *Stephen Kuylen*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This _____, day of December, 20____
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 December 1, 2014

Signature: *Stephen Kuylen*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 1, day of December, 2014
Notary Public *Conn R.O. Ewing*

