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2013-01144-CH F13010519

SHERIFF'S DEED

Doc#: 1436449149 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/30/2014 01:56 PM Pg: 1 of 6

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 March 25, 2014 in Case No. 13 CH 16621 entitled Champion Mortgage Company v. Karen Kozlinka, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on July 14, 2014 does hereby grant, transfer and convey to Champion Mortgage Company, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Legal: LOT 18 AND THE SOUTH 7 FEET OF LOT 19 IN BLOCK 4 IN SUNSET GARDENS, BEING W.L. PLEW AND COMPANY'S SUBDIVISION OF THE EAST 503 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1055 Webster Lane, Des Plaines, Illinois 60016

P.I.N.: 09-20-109-052-0000

Dated this 8 day of December, 2014.

(SEAL)

Joshua Thomas #11024
Cook County, Illinois

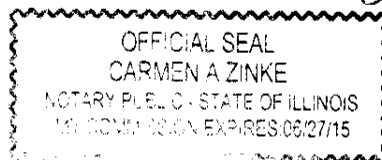
State of Illinois)
County of Cook) ss

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 DEC 08 2014 day of 20.

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.

12/13/14 Stephen Lindberg
Date Buyer, Seller or Representative

Send tax bill to: Champion Mortgage Company
3900 Capital City Blvd
Lansing, Michigan 48906

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

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
469-426-3010

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60521
630-571-2111

Property of Cook County Clerk's Office

140346

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F13010519 CPN

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

Champion Mortgage Company

Plaintiff,

vs.

Karen Kozlinka; CERTMAIL; Unknown Heirs and Legatees of Elizabeth F. Braun; The Secretary of Housing and Urban Development; Nancy A. Huck, Individually and as Executor of the Estate of Elizabeth F. Braun; Richard Irvin Special Representative; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 13 CH 16621
Property Address: 1055 Webster Lane, Des Plaines, Illinois 60016

Swanson Jr. Calendar 55

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: 1055 Webster Lane, Des Plaines, Illinois 60016

P.I.N.: 09-20-109-052-0000

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 July 15, 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 Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$138817.44 and that execution issue thereof.

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure 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 recording of the Deed issued hereunder without affixing any transfer stamps. No transfer stamp or excise 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 5-1701(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:

1055 Webster Lane, Des Plaines, Illinois 60016

That the Sheriff is further ordered to evict Unknown Heirs and Legatees of Elizabeth F. Braun; Nancy A. Huck; Karen Kozliska, now in possession of the premises commonly known as:

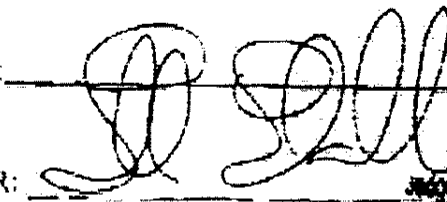
1055 Webster Lane, Des Plaines, Illinois 60016

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.

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

DATE:



ENTERED

NOV 17 2014

ENTER:

Judge Loretta Eadie De... 1813

FREEDMAN ANSELMO LINDBERU LLC
1771 W. Dixie Rd., Ste 150
Naperville, IL 60563-4947
630-451-6969 630-402-8661
630-422-4620 (fax)
Agency No.: Cook 26122, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 1402, 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 DEC 08 2014

Clerk of the Circuit Court



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STATEMENT BY GRANTOR AND GRANTEE

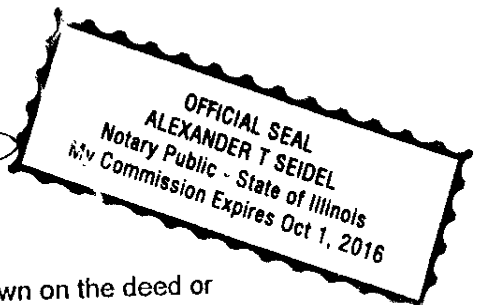
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/29/14

Signature *Meg D. Ste*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID AGENT
THIS 29 DAY OF 12
2014.

NOTARY PUBLIC *Alexander T. Seidel*



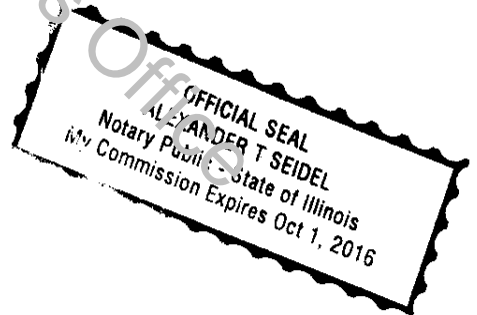
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/29/14

Signature *Meg D. Ste*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID AGENT
THIS 29 DAY OF DEC
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.]