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2011-08989-PT E11120181

JUDICIAL SALE DEED

Doc#: 1436549029 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2014 08:58 AM Pg: 1 of 6

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on March 25, 2014, in Case No. 11 CH 44493, entitled WELLS FARGO BANK, N.A., vs. ANTONIO M. MARTINEZ, et al, and pursuant to which the premises

hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on June 25, 2014, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 5 IN BLOCK 5 IN ATWOOD'S ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTH 100 ACRES OF THE SOUTHWEST 1/4 AND THE NORTH 50 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

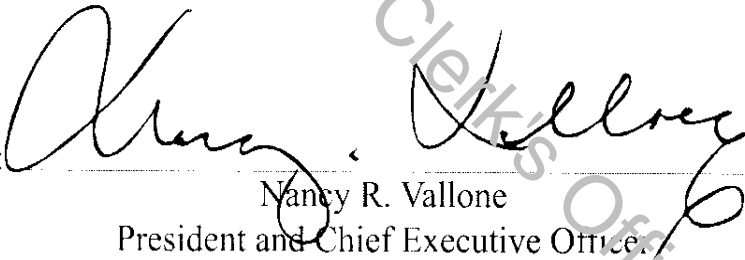
Commonly known as 3809 W. 115TH STREET, Alsip, IL 60803

Property Index No. 24-23-301-020-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 11th day of December, 2014.

The Judicial Sales Corporation

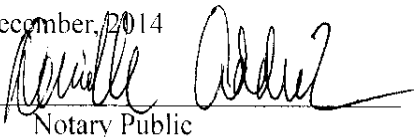
By:

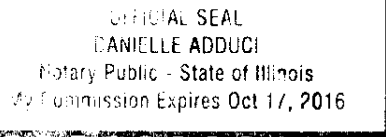

Nancy R. Vallone
President and Chief Executive Officer

State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

11th day of December, 2014


Notary Public



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Judicial Sale Deed

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

12/21/14
Date

Stephen Zygmunt
Buyer, Seller or Representative

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

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

Grantee's Name and Address and mail tax bills to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment
ONE SOUTH WACKER DR. SUITE 1400
Chicago, IL, 60606

Contact Name and Address:

Contact: James Tiegler
Address: One South Wacker Drive Suite 1400
Chicago, IL 60606
Telephone: (312) 368-4200

Mail To:

FREEDMAN ANSELMO LINDBERG LLC
1771 W. Diehl Road, Suite 120
NAPERVILLE, IL, 60563
(630) 453-6960
Att. No. 26122
File No. F11120181

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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F11120181 WELLS

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

Wells Fargo Bank, NA

Plaintiff,

vs.

Antonio M. Martinez aka Antonio Martinez; Maria
Guadalupe Gallegos aka Maria G. Gallegos aka
Maria Gallegos; First American Bank; Unknown
Owners and Non-Record Claimants

Defendants.

CASE NO. 11 CH 44493

Property Address: 3809 West 115th Street,
Alsip, Illinois 60803

Senechalle Calendar 64

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: 3809 West 115th Street, Alsip, Illinois 60803

P.I.N.: 24-23-301-020-000

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 27, 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 PERSONAM deficiency judgment against Antonio M. Martinez aka Antonio Martinez; Maria Guadalupe Gallegos aka Maria G. Gallegos aka Maria Gallegos in the sum of \$25614.78 and that execution issue therefore.

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:

3809 West 115th Street, Alsip, Illinois 60803

That the Sheriff is further ordered to evict Antonio M. Martinez aka Antonio Martinez; Maria Guadalupe Gallegos aka Maria G. Gallegos aka Maria Gallegos, now in possession of the premises commonly known as:

3809 West 115th Street, Alsip, Illinois 60803

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

ENTERED	
Judge Forster	7-15-15
JUL 15 2014	
CLERK OF COURT	
DEPUTY	

FREEDMAN ANGELO LINDORF LLC

177 W. DuSoy St. Ste 150

Chicago, IL 60601-4047

773-457-4400 / 773-457-4664

773-457-4670 (fax)

Chicago, IL 60601-4047, Chicago, IL 60601-4047, Chicago, IL 60601-4047, Chicago, IL 60601-4047

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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 15 2010
Date _____
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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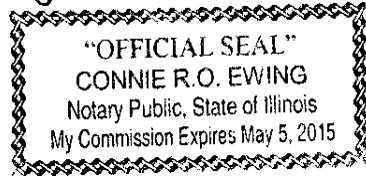
STATEMENT BY GRANTOR AND GRANTEE

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 21 December, 2014

Signature: *Stephane Lyddy*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 21, day of December, 2014
Notary Public *Connie 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 21 December, 2014

Signature: *Stephane Lyddy*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 21, day of December, 2014
Notary Public *Connie R.O. Ewing*

