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1/2012-01952-CH F12030047
SHERIFF'S DEED



Doc#: 1502149088 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/21/2015 01:16 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 October 23, 2012 in Case No. 12 CH 14543 entitled JPMorgan Chase Bank, National Association v. Susan R. Wegloski, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on August 26, 2013, does hereby grant, transfer and convey to JPMorgan Chase Bank, National Association, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Legal: LOTS 3, 4 AND 5 IN BLOCK 72 IN GROSS THIRD ADDITION TO GROSSDALE IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 9107 Southview Avenue, Brookfield, Illinois 60513

P.I.N.: 18-03-200-006-0000; 18-03-200-007-0000

Dated this 5th day of January, 2015

(SEAL)

Joshua Thomas #11024
Cook County, Illinois

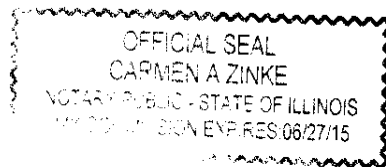
State of Illinois)
County of Cook) ss

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 JAN 05 2015 day of January, 2015

Commission expires _____

Carmen A. Zinke
Notary Public



PREMIER TITLE

626

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This deed shall be exempt from transfer tax under the 35 Ill. Comp. Stat. 200/31-45(1) government instrumentality exemption.

1/15/15	<i>Steph...</i>
Date	Buyer, Seller or Representative

Send tax bill to: JPMorgan Chase Bank, National Association
1111 Polaris Parkway
Columbus, Ohio 43240

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit 1.

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

Sarah Harden
LA4-5555 Mail Room
7255 Baymeadow way
Jacksonville, FL 32256-6851
904-462-2004

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

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FI2030047 CHOH

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

JPMorgan Chase Bank, National Association

Plaintiff,

vs.

Susan R. Wegloski; Walter R. Wegloski; Discover Bank;
Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 12 CH 14543
Property Address: 9107 Southview Avenue,
Brookfield, Illinois 60513

~~Reyes Calendar 57~~ SIMKO 58

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

THIS CAUSE comes to be heard on Plaintiff, JPMorgan Chase Bank, National Association, 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: 9107 Southview Avenue, Brookfield, Illinois 60513

P.I.N.: 18-03-200-006-0000; 18-03-200-007-0000

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 8/29/13.

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 JPMorgan Chase Bank, National Association, 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 \$303,641.00 and that execution issue therefore;

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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 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 5-1-17 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:

9107 Southview Avenue, Brookfield, Illinois 60513

That the Sheriff is further ordered to evict Susan R. Wegloski; Walter R. Wegloski, now in possession of the premises commonly known as:

9107 Southview Avenue, Brookfield, Illinois 60513

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 DARRYL B. SIMKO

DATE: 11/25 NOV 25 2013

CIRCUIT COURT - 1823

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 affixed is a true copy.
DOROTHY BROWN DEC 10 2013
Date _____
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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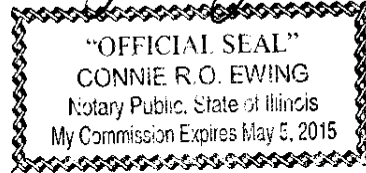
STATEMENT BY GRANTOR AND GRANTEE

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 January 12, 2015

Signature: *Steph Hays*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 12~~th~~, day of January, 2015
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 January 12~~th~~, 2015

Signature: *Steph Hays*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 12~~th~~, day of January, 2015
Notary Public *Connie R.O. Ewing*

