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1/2013-05901-NS F13070106
JUDICIAL SALE DEED



Doc#: 1502149100 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/21/2015 01:19 PM Pg: 1 of 7

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on May 12, 2014 in Case No. 13 CH 18163 entitled Nationstar Mortgage LLC vs. Esperanza Magno and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on August 15, 2014, does hereby grant, transfer and convey to Federal National Mortgage Association the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this January 12, 2015.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein
Secretary

Andrew D. Schusteff
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on January 12, 2015 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Lisa Bober
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) Exempt, January 12, 2015.

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

PREMIER TITLE

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F13070106

Rider attached to and made a part of a Judicial Sale Deed dated January 12, 2015 from INTERCOUNTY JUDICIAL SALES CORPORATION to Federal National Mortgage Association and executed pursuant to orders entered in Case No. 13 CH 18163.

UNIT 903 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 6 AND THE WEST 32 1/2 FEET OF LOT 5 IN BLOCK 26 IN MILLS AND SONS GREENFIELDS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1978 AND KNOWN AS TRUST NO. 4219, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24547486, TOGETHER WITH AN UNDIVIDED 0.2360 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

Commonly known as 7234 West North Avenue, Unit 903, Elmwood Park, IL 60707

P.I.N. 12-36-430-041-1081

RETURN TO:

Freedman Anselmo Lindberg
1771 W Diehl Road, Suite 120
Naperville, IL 60563

GRANTEE CONTACT INFORMATION:

PO Box 961229
Fort Worth, Texas 76161

MAIL TAX BILLS TO:

Shane Jones
PO Box 961229
Fort Worth, TX 76161
817-699-2963

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

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A

F13070106 NSTR

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

Nationstar Mortgage LLC

Plaintiff,

vs.

Esperanza Magno; Cameo Towers Condominium Association;
Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 13 CH 18163
Property Address: 7234 West North Avenue, Unit
903, Elmwood Park, Illinois 60707

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, Nationstar Mortgage 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: 7234 West North Avenue, Unit 903, Elmwood Park, Illinois 60707

P.I.N.: 12-36-430-041-1081

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 September 7, 2014.

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

That there is currently no Bankruptcy proceeding pending by Esperanza Magno as evidenced by the Affidavit of Plaintiff's attorney.

That this Court has jurisdiction over Esperanza Magno via:

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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Legal Description

UNIT 903 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOT 6 AND THE WEST 32 1/2 FEET OF LOT 5 IN BLOCK 26 IN MILLS AND SONS GREENFIELDS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1978 AND KNOWN AS TRUST NO. 4219, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24547486, TOGETHER WITH AN UNDIVIDED 0.2360 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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That the Plaintiff have and recover an INTERPERSONAL Judgment against Esperanza Magno in the sum of \$16081.77 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;

That the Cameo Towers 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 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 5-9-107 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

7234 West North Avenue, Unit 902, Elmwood Park, Illinois 60707

That the Sheriff is further ordered to evict Esperanza Magno, Cameo Towers Condominium Association, now in possession of the premises commonly known as

7234 West North Avenue, Unit 902, Elmwood Park, Illinois 60707

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:

Nationstar Mortgage
Paul Belcer
469-849-2178
350 Highland Dr. Lewisville, TX 75067

ENTERED
DEC 10 2014

Wage Lorena Foster Daniels #1813

DATE _____

ENTER _____


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

Date **DOROTHY BROWN** JAN 14 2015

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



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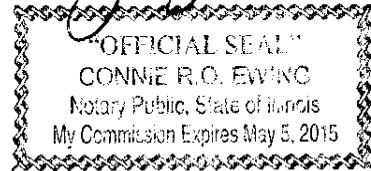
STATEMENT BY GRANTOR AND GRANTEE

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 16, 2015

Signature: *Stephan L. Gary*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 16 day of January, 2015
Notary Public *C. 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 16, 2015

Signature: *Stephan L. Gary*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 16 day of January, 2015
Notary Public *C. R. O. Ewing*

