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File No. PA1206229



Doc#: 1523418057 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2015 02:38 PM Pg: 1 of 5

JUDICIAL SALE DEED

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 July 9, 2014, in Case No. 12 CH 22612, entitled STONECREST INCOME AND OPPORTUNITY FUND-I, LLC vs.

CAROLYN SIMMS A/K/A CAROLYN PEATE, 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 October 10, 2014, does hereby grant, transfer, and convey to **STONECREST INCOME AND OPPORTUNITY FUND-I, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 35 IN BLOCK 35 IN BRANIGAR BROTHERS IVANHOE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

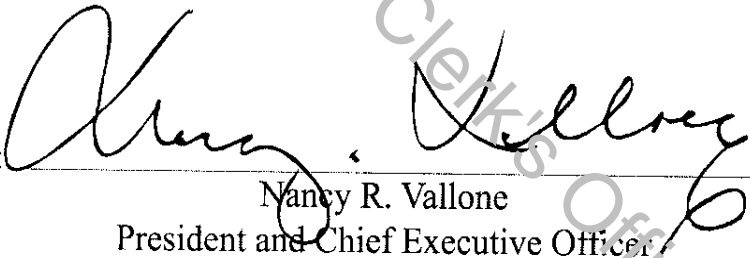
Commonly known as 14507 SOUTH PARNELL AVENUE, RIVERDALE, IL 60827

Property Index No. 29-04-324-004-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 28th day of January, 2015.

The Judicial Sales Corporation

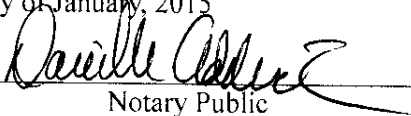
By:

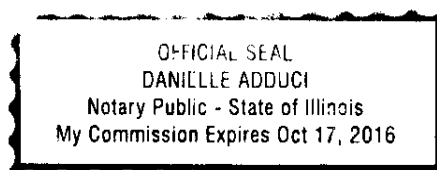

Nancy R. Vallone
President and Chief Executive Officer

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

28th day of January, 2015


Notary Public



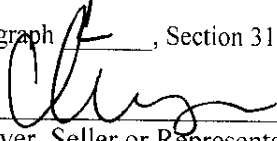
UNOFFICIAL COPY**Judicial Sale Deed**

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 1, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2/2/15

Date



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

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

Attention:

StoneCrest Income

Grantee:

STONECREST INCOME AND OPPORTUNITY FUND-I, LLC

Mailing Address:

PO BOX 27370Anaheim, CA 92809

Telephone:

(312) 467-5488

Mail To:

PIERCE & ASSOCIATES

One North Dearborn Street Suite 1300

CHICAGO, IL, 60602

(312) 476-5500

Att. No. 91220

File No. PA1206229

Property of Cook County Clerk's Office

12-06229

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FBI

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 2/2/15

Signature

Cherelle James
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Cherelle James
THIS 2 DAY OF February
20 15

NOTARY PUBLIC

Dalila

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.

Date

2/2/15

Signature

Cherelle James
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Cherelle James
THIS 2 DAY OF February
20 15

NOTARY PUBLIC

Dalila

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.]

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Exhibit

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

STONECREST INCOME AND OPPORTUNITY FUND-I, LLC

Plaintiff,

-v.-

12 CH 22612
14507 SOUTH PARNELL AVENUE
RIVERDALE, IL 60827

CAROLYN SIMMS A/K/A CAROLYN PEATE, RODNEY
SIMMS, TRANSPORTATION INVESTMENTS, INC, UNITED
STATES OF AMERICA, UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS

Calendar #63 JUDGE A. KYRIAKOPOULOS

Defendants

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

This cause comes to be heard on Plaintiff's 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 and described as:

LOT 35 IN BLOCK 35 IN BRANIGAR BROTHERS DANHOE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 14507 SOUTH PARNELL AVENUE, RIVERDALE, IL 60827

Property Index No. 29-04-324-004-0000.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on August 29, 2014

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer 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 Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$70,619.03 with interest thereon as by statute provided, against the subject property

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Order Approving Report of Sale

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and 735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, STONECREST INCOME AND OPPORTUNITY FUND-I, LLC, or assignee and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder a deed sufficient to convey title.

Municipality or County may contact the below with concerns about the real property:

Grantee or Mortgagee: STONECREST INCOME AND OPPORTUNITY FUND-I, LLC
Contact: STACEY RAMEY
Address: P.O. BOX 27370
ANAHEIM, CA 92809-0112
Telephone Number: (714) 282-2424

IT IS FURTHER ORDERED:

That upon request by the successful bidder, STONECREST INCOME AND OPPORTUNITY FUND-I, LLC, or assignee is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess CAROLYN SIMMS A/K/A CAROLYN PEATE, RODNEY SIMMS from the premises commonly known as 14507 SOUTH PARNELL AVENUE, RIVERDALE, IL, 60827

That the Sheriff cannot evict until 30 days after the entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court

That the Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagee.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, 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.

Date: _____

ENTER: _____

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1206229
Attorney Code. 91220
Case Number: 12 CH 22612
TJSC#: 34-11832

[Handwritten Signature]

Judge
Judge Anthony C. Kyriakopoulos
JAN 23 2015
Circuit Court 2027

Judge Anthony C. Kyriakopoulos
JAN 22 2015
Circuit Court 2027