

# UNOFFICIAL COPY



15037100450

## 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 August 6, 2014, in Case No. 12 CH 016028, entitled US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES

Doc#: 1503710045 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/06/2015 03:33 PM Pg: 1 of 6

CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1 vs. JEANETTE HARRIS A/K/A JEANNETTE HARRIS, 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 November 10, 2014, does hereby grant, transfer, and convey to US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 16 (EXCEPT THE NORTH 23 FEET THEREOF), ALL OF LOT 17 AND THE NORTH 5 FEET OF LOT 18 IN BLOCK 10 IN W.F. KAISER AND COMPANY'S FAIRLAND SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 12438 S. ABERDEEN STREET, CALUMET PARK, IL 60827

Property Index No. 25-29-409-040


Grantor has caused its name to be signed by those present by its President and CEO on this 30th day of January, 2015.

**BOX 70**

Codilis & Associates, P.C.

The Judicial Sales Corporation

By:

  
Nancy R. Vallone  
President and Chief Executive Officer

President and Chief Executive Officer

**UNOFFICIAL COPY****Judicial Sale Deed**

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

30th day of January, 2015


  
Notary Public

OFFICIAL SEAL  
DANIELLE ADDUCI  
Notary Public - State of Illinois  
My Commission Expires Oct 17, 2016

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 2-3-15, Section 31-1.15 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

Date

  
Buyer, Seller or Representative

Daniel Walters  
ARDC# 6270792

This Deed 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 recordation of the Deed issued hereunder without affixing any transfer stamps, pursuant to court order in Case Number 12 CH 016028.

**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:**

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1  
3476 STATEVIEW BLVD.  
Fort Mill, SC, 29715

**Contact Name and Address:**

Contact: Drew Hohensee  
Address: 1 Home Campus  
Des Moines, IA 50328  
Telephone: 414-214-9270

**Mail To:**

M. Moses  
CODILIS & ASSOCIATES, P.C.  
Matthew Moses, ARDC #6278082  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-12-04108

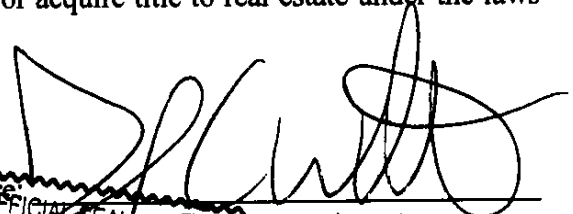
# UNOFFICIAL COPY

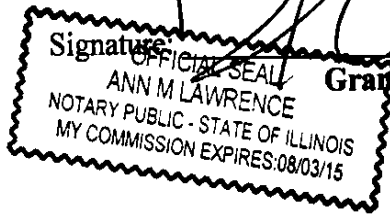
File # 14-12-04108

## 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 of Assignment of Beneficial Interest in 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 February 3, 2015

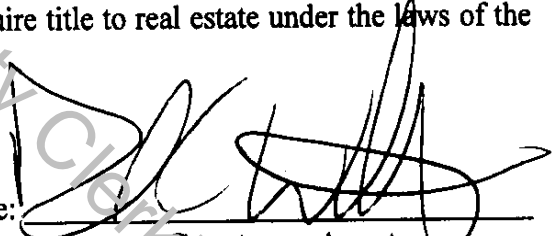
  
 Signature: \_\_\_\_\_  
**Grantor or Agent**  
 Daniel Walters  
 ARDC# 6270792




Subscribed and sworn to before me  
 By the said Agent  
 Date 2/3/2015  
 Notary Public *Ann M Lawrence*

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.

Dated February 3, 2015

  
 Signature: \_\_\_\_\_  
**Grantee or Agent**  
 Daniel Walters  
 ARDC# 6270792



Subscribed and sworn to before me  
 By the said Agent  
 Date 2/3/2015  
 Notary Public *Ann M Lawrence*

Note: Any person who knowingly submits a false statement concerning the identity of 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.)

**UNOFFICIAL COPY****EXHIBIT**

Calendar Number 60

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

US Bank National Association, as Trustee for the  
Structured Asset Securities Corporation Mortgage Pass-  
Through Certificates, Series 2005-AR1  
PLAINTIFF

Vs.

Jeanette Harris w/k/a Jeannette Harris; Toyota Motor  
Credit Corporation; Portfolio Recovery Associates,  
L.L.C.  
DEFENDANTS

No. 12 CH 016028

12438 S. Aberdeen Street  
Calumet Park, IL 60827

**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 16 (EXCEPT THE NORTH 23 FEET THEREOF) ALL OF LOT 17 AND THE NORTH 5 FEET OF LOT 18 IN BLOCK 10 IN W.F. KAISER AND COMPANY'S FAIRLAND SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 12438 S. Aberdeen Street , Calumet Park, IL 60827

Property Index Number: 25-29-409-040

Due notice of sale motions 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) have been properly given;

That the sale was fairly and properly made;

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

That the real property described herein, which is the subject matter of the instant proceedings, is a Single Family Home;

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That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 11/10/2014;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through:

Drew Hohensee  
1 Home Campus  
Des Moines, IA 50328  
414-214-9270

That justice was done.

**IT IS THEREFORE ORDERED:**

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. 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;
4. That there shall be IN PERSONAM deficiency judgment entered in the sum of \$122,770.93 with the interest thereon as by statute provided against; Jeanette Harris a/k/a Jeannette Harris

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

**IT IS FURTHER ORDERED:**

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date 30 days ( ) after entry of this order against Jeanette Harris a/k/a Jeannette Harris; Toyota Motor Credit Corporation; Portfolio Recovery Associates, L.L.C., without further Order of the Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess:

Jeanette Harris a/k/a Jeannette Harris at the subject property commonly known as:

12438 S. Aberdeen Street  
Calumet Park, IL 60827

30 days after entry of this order.

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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.

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

A copy of this order shall be sent via regular mail to all defendants within 7 days.

ENTER: \_\_\_\_\_  
Judge

Judge Michael T. Mullen

DATED: \_\_\_\_\_

JAN 21 2015

Circuit Court-2084

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-12-04108  
Cook #21762

NOTE: This law firm is deemed to be a debt collector.

Property of Cook County Clerk's Office