

1209603

JUDICIAL SALE DEED

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 13, 2014 in Case No. 12 CH 33006 entitled U.S. BANK VS. MORALES and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on December 15, 2014, does hereby grant, transfer and convey to U.S. BANK NATIONAL ASSOCIATION the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 1504244044 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/11/2015 12:25 PM Pg: 1 of 5

LOT 9 IN BLOCK 18 IN HANOVER PARK ESTATES, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS P.I.N. 06-36-218-009-0000. Commonly known as 1735 PARK AVENUE, HANOVER PARK, IL 60133.

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 29, 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 29, 2015 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Shelly K Hughes  
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.  
Exempt from real estate transfer tax under 35 ILCS 200/31-45(1).

Chey 2/9/15

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Grantor's Name and Address:

INTERCOUNTY JUDICIAL SALES CORPORATION  
120 W. Madison Street  
Chicago, Illinois 60602  
(312) 444-1122

Grantee's Name and Address and Mail Tax Bills to:

Attention: US Bank Home Mortgage

Grantee: U.S. BANK NATIONAL ASSOCIATION

Mailing Address: 3121 Michelson Dr Suite 600  
Irvine, CA 92612

Tel#: (312) 470-5488

Mail to:

Pierce and Associates  
One North Dearborn Street, Suite 1300  
Chicago, Illinois 60602  
Atty. No. 91220  
File Number 1209603

Property of Cook County Clerk's Office

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ATTY NO. 91220

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

U.S. BANK, NATIONAL ASSOCIATION	Plaintiff,)	12 CH 33006
vs.	)	Calendar 59
JULIO MORALES;	Defendants,)	

1735 PARK AVENUE, HANOVER  
PARK, IL 60133ORDER APPROVING FORECLOSURE REPORT OF SALE AND DISTRIBUTION  
AND ORDER FOR POSSESSION AND DEED

NOW COMES the Plaintiff herein, by and through its Attorneys, PIERCE & Assoc., on its Motion for Confirmation of Sale and Right to Possession and the Court, finding due notice of said Motion having been given, having examined the Report of Sale, and it appearing that no objections having been filed, and being fully advised in the premises, FINDS:

1. That the sale and distribution of Sale proceeds was conducted in accordance with the Judgment for Foreclosure and Sale entered herein and applicable law.
2. The Notice of Sale, required in accordance with 735 ILCS 5/15-1507(c), has been given; the terms of the Sale were fair and conscionable; the Sale was conducted fairly and without fraud.
3. The real property that is the subject matter of this proceeding is a occupied, single family residence.
4. The real property was last inspected by movant or movant's agent on: December, 17, 2014

IT IS THEREFORE ORDERED:

A. Said Report of Sale is approved and confirmed and the Foreclosure Sale Officer's Commission is approved for distribution.

B. There shall be an IN REM deficiency judgment entered in the sum of (\$159,655.83), with interest thereon as by statute provided, against the subject property;

C. That, by reason of the above sale deficiency bid, the Special Right of Redemption pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604) is applicable hereunder;

D. A Deed shall be issued by the Office conducting this Sale immediately following entry of this Order and after full payment of the bid amount, to the successful bidder U.S. BANK, NATIONAL ASSOCIATION, or Assignee, conveying title pursuant to 735 ILCS 5/15-1509 on the property legally described as follows; LOT 9 IN BLOCK 18 IN HANOVER PARK ESTATES, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS.

E. The successful bidder U.S. BANK, NATIONAL ASSOCIATION, or Assignee, is entitled to and shall have possession of the premises as of a date 30 days after the entry of the Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

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F. That 735 ILCS 5/9-117 of the Illinois Code of Civil Procedure is not applicable to this Order.

G. A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days;

H. That the Sheriff of Cook County is directed to place the Plaintiff in possession of the premises commonly known as:

1735 PARK AVENUE, HANOVER PARK, IL 60133

I. That the Sheriff is further ordered to evict, no sooner than 30 days from the entry of this Order:

JULIO MORALES now in possession of the premises commonly known as:

1735 PARK AVENUE, HANOVER PARK, IL 60133

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

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

U.S. BANK, NATIONAL ASSOCIATION c/o Attn: Kim Stewart U.S. Bank 800 Moreland Street, Owensboro, KY 42301 (270) 852-5801

IT IS HEREBY 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 recordation of the Judicial or Sheriff Deed issued hereunder without any exemption stamps.

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

ENTER:

JUDGE Judge Anna M. Loftus

PIERCE & ASSOCIATES  
Attorneys for Plaintiff  
1 North Dearborn Street  
Thirteenth Floor  
Chicago, Illinois 60602  
Attorney Code #91220  
(312) 476-5500  
1209603

JAN 20 2015  
Circuit Court - 2102

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12-09603  
US Bank

## STATEMENT BY GRANTOR AND GRANTEE

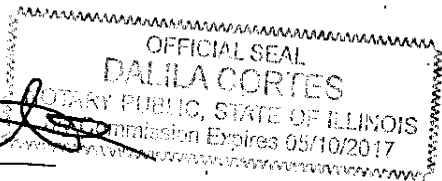
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 2/10/15

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID Cherelle James  
THIS 10 DAY OF February  
20 15

NOTARY PUBLIC Dalila Cortes



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 2/10/15

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID Cherelle James  
THIS 10 DAY OF February  
20 15

NOTARY PUBLIC Dalila Cortes



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.]