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15048010970

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 26, 2014, in Case No. 14 CH 002662, entitled BANKFINANCIAL, F.S.B. vs. MONIQUE WILSON, et al, and pursuant to which the premises hereinafter described

Doc#: 1504801097 Fee: \$48.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2015 03:46 PM Pg: 1 of 8

were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on December 30, 2014, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 14546-2B IN SOUTHPOINT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN SOUTHPOINTE SUBDIVISION BEING A RESUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26113545 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

Commonly known as 14546 S. MUSKEGON AVENUE UNIT #2B, BURNHAM, IL 60633

Property Index No. 30-06-309-035-1102

Grantor has caused its name to be signed to those present by its President and CEO on this 11th day of February, 2015.

The Judicial Sales Corporation

By: _____

Nancy R. Vallone
Nancy R. Vallone
President and Chief Executive Officer

BOX 70

Codilis & Associates, P.C.

UNOFFICIAL COPY**Judicial Sale Deed**

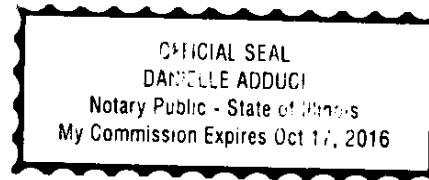
State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as 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

11th day of February, 2015



 Notary Public

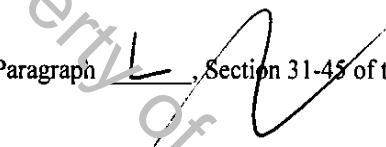


This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph 2-16-15, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2-16-15

 Date



 Buyer, Seller or Representative

Aaron J. Demmitt
 ARDC # 6278082

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 14 CH 002662.

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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment
 P.O. Box 650043
 Dallas, TX, 75265

Contact Name and Address:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION c/o James Tiegen
 Address: One South Wacker Dr. Suite 1400
 Chicago, IL 60606
 Telephone: 312-368-6200

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. 14-14-01663

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File # 14-14-01663

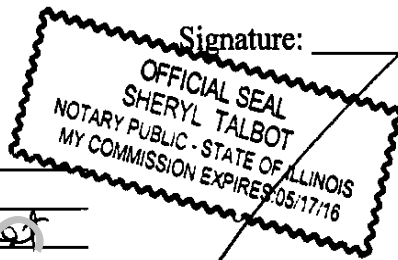
STATEMENT BY GRANTOR AND GRANTEE

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 16, 2015

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 2/16/2015
Notary Public *Sheryl Talbot*



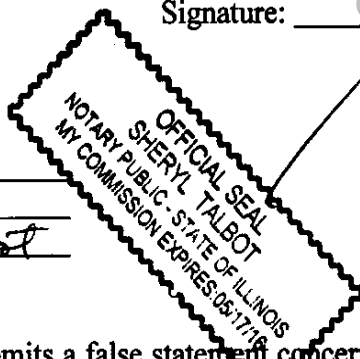
ARSON J. ...
ARDC / ...

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 16, 2015

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 2/16/2015
Notary Public *Sheryl Talbot*



ARSON J. ...
ARDC / ...

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.)

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Calendar Number 56

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION****BankFinancial, F.S.B.
PLAINTIFF**

Vs.

No. 14 CH 002662

**Monique Wilson; Southpointe Condominium Association of
Burnham, Inc.; Midland Funding NCC-2 Corporation;
Capital One Bank (USA), N.A.; LVNV Funding LLC;
Unknown Heirs and Legatees of Cynthia Wilson; Unknown
Owners and Nonrecord Claimants; Gerald Nordgren, as
Special Representative for Cynthia Wilson (deceased)
DEFENDANTS****14546 S. Muskegon Avenue Unit #2B
Burnham, IL 60633****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:

UNIT 14546-2B IN SOUTHPOINT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN SOUTHPOINTE SUBDIVISION BEING A RESUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26113545 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

Commonly known as: 14546 S. Muskegon Avenue Unit #2B, Burnham, IL 60633

Property Index Number: 30-06-309-035-1102

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;

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That the real property described herein, which is the subject matter of the instant proceedings, is a Condo/Townhouse;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 12/30/2014;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through James Tiegen, One South Wacker Dr. Suite 1400 Chicago, IL 60606, (312) 368-6200

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;

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 Monique Wilson; Cynthia Wilson; Southpointe Condominium Association of Burnham, Inc.; Midland Funding NCC-2 Corporation; Capital One Bank (USA), N.A.; LVNV Funding LLC; Gerald Nordgren, as Special Representative for Cynthia Wilson (deceased), 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:

Monique Wilson at the subject property commonly known as:

14546 S. Muskegon Avenue Unit #2B
Burnham, IL 60633

30 days after 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.

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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 **ENTERED**

DATED: _____ JAN 28 2015

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-14-01663
Cook #21762

JUDGE
LORETTA EADIE-DANIELS-1813

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

Property of Cook County Clerk's Office