



Doc#: 1505447009 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/23/2015 11:29 AM 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 September 12, 2014, in Case No. 14 CH 05609, entitled M&T BANK vs. CLARICE EDWARDS, 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 December 15, 2014, does hereby grant, transfer, and convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


LOT 6 IN BLOCK 10 IN ALSIP WOODS SOUTH, BEING A SUBDIVISION OF PART OF SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER LYING NORTHERLY OF CENTER LINE OF CALUMER FEEDER, IN SECTION 26, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3637 WEST 123RD STREET, ALSIP, IL 60803

Property Index No. 24-26-301-006-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 10th day of February, 2015.


**The Judicial Sales Corporation**

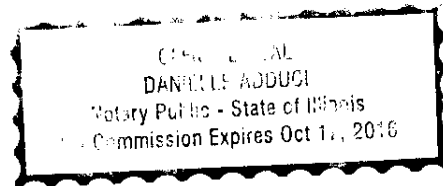
By:   
Nancy R. Vallone  
President and Chief Executive Officer

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

10th day of February, 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 L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2/17/15  
Date

August R. Butera  
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: Judy Agnoffe  
C/O Federal Home Loan Mortgage Corporation

Grantee: FEDERAL HOME LOAN MORTGAGE CORPORATION, by assignment

Mailing Address: 5000 Plano Parkway  
Carrollton, TX 75010

Telephone: 972-395-4079

Mail To:

PIERCE & ASSOCIATES  
One North Dearborn Street Suite 1300  
CHICAGO, IL, 60602  
(312) 476-5500  
Att. No. 91220  
File No. PA1401876

County Clerk's Office

# UNOFFICIAL COPY

Exhibit

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

M&T BANK

Plaintiff,

-v.-

14 CH 05609  
3637 WEST 123RD STREET  
ALSIP, IL 60803

CLARICE EDWARDS, KARL ECHOLS A/K/A KARL J  
ECHOLS, UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS

Calendar #57 JUDGE WALKER

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 6 IN BLOCK 10 IN ALSIP WOODS SOUTH, BEING A SUBDIVISION OF PART OF SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER LYING NORTHERLY OF CENTER LINE OF CALUMER FEEDER, IN SECTION 26, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3637 WEST 123RD STREET, ALSIP, IL 60803

Property Index No. 24-26-301-006-0000.

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 December 16, 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;

# UNOFFICIAL COPY

## Order Approving Report of Sale

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 successful bidder, M&T BANK, 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 including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

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

Grantee or Mortgagee: M & T BANK  
 Contact: DAVID LINA  
 Address: 1100 WEHRLE DR  
 Williamsville, NY 14221  
 Telephone Number: (800) 724-1633

**IT IS FURTHER ORDERED:**

That upon request by the successful bidder, M&T BANK, 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 CLARICE EDWARDS, KARL ECHOLS A/K/A KARL J ECHOLS from the premises commonly known as 3637 WEST 123RD STREET, ALSIP, IL, 60803

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 Mortgagor;

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 recordation of the Deed issued hereunder without affixing any transfer stamps.

Date: \_\_\_\_\_

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

Associate Judge  
 Allen Price Walker  
 Judge  
 FEB 04 2015  
 Circuit Court - 2071

PIERCE & ASSOCIATES  
 One North Dearborn Street Suite 1300  
 CHICAGO, IL 60602  
 (312) 476-5500  
 Attorney File No. PA1401876  
 Attorney Code. 91220  
 Case Number: 14 CH 05609  
 TJSC#: 34-16111

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

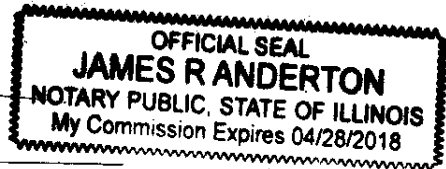
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 2/17/15

Signature *James*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID Agent  
THIS 17 DAY OF February  
20 15

NOTARY PUBLIC *[Signature]*



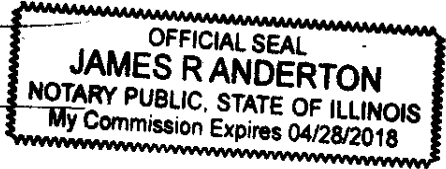
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2/17/15

Signature *James*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID Agent  
THIS 17 DAY OF February  
20 15

NOTARY PUBLIC *[Signature]*



Note: Any person who knowingly submits a false statement concerning the identify 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.]