



1505447024D

**JUDICIAL SALE DEED**

Doc#: 1505447024 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 11:43 AM Pg: 1 of 5

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 March 19, 2014, in Case No. 12 CH 36071, entitled PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN

INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC, FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO. vs. WILLIAM CALHOUN A/K/A WILLIAM T CALHOUN, KYRA CALHOUN, 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 September 30, 2014, does hereby grant, transfer, and convey to **THE SECRETARY OF VETERANS AFFAIRS**, by **assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

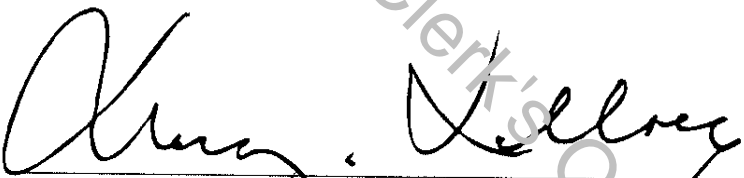
THE NORTH 50 FEET OF THE SOUTH 150 FEET OF LOT 50 IN BROADVIEW SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2313 SOUTH 10TH AVENUE, BROADVIEW, IL 60155

Property Index No. 15-22-215-008-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 6th day of February, 2015.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
President and Chief Executive Officer

# UNOFFICIAL COPY

## Judicial Sale Deed

State of IL, County of COOK ss, I, Erin E. McGurk, 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

6th day of February, 2015

*Erin McGurk*

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

2/19/15

Date

*James Dan*

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:

*Department of Veterans Affairs*  
*VA Regional Loan Center*

Grantee:

THE SECRETARY OF VETERANS AFFAIRS, by assignment

Mailing Address:

*1 Federal Drive, Ft. Snelling*  
*St Paul, MN 55111-4050*

Telephone:

*1800-827-0611*

Mail To:

PIERCE & ASSOCIATES  
One North Dearborn Street Suite 1300  
CHICAGO, IL, 60602  
(312) 476-5500  
Att. No. 91220  
File No. PA1219014

# UNOFFICIAL COPY

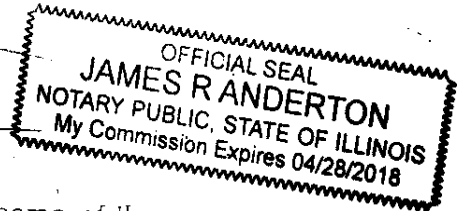
## STATEMENT BY GRANTOR AND GRANTEE

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 2/19/15 Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID Agent  
THIS 19 DAY OF February  
20 15

NOTARY PUBLIC [Signature]

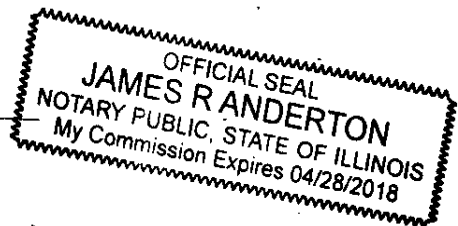


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2/19/15 Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID Agent  
THIS 19 DAY OF February  
20 15

NOTARY PUBLIC [Signature]



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.]

# UNOFFICIAL COPY

*Exhibit*

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

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC, FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO.

Plaintiff,

-v.-

12 CH 36071  
2313 SOUTH 10TH AVENUE  
BROADVIEW, IL 60155

WILLIAM CALHOUN A/K/A WILLIAM T CALHOUN, KYRA CALHOUN, JPMORGAN CHASE BANK, N.A. S/M BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK

Defendants

Calendar #62 JUDGE D. BRENNAN

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:

THE NORTH 50 FEET OF THE SOUTH 150 FEET OF LOT 50 IN BROADVIEW SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2313 SOUTH 10TH AVENUE, BROADVIEW, IL 60155

Property Index No. 15-22-215-008-0000.

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 October 1, 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;

# UNOFFICIAL COPY

## Order Approving Report of Sale

That there shall be an IN REM deficiency judgment entered in the sum of \$75,756.51 with interest thereon as by statute provided, against the subject property

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, PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC, FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., 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: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC, FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO.

Contact: GAIL KLEIN

Address: 3232 NEWMARK DR  
MIAMISBURG, OH 45342

Telephone Number: (800) 367-9305

**IT IS FURTHER ORDERED:**

That upon request by the successful bidder, PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC, FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., or assignee is entitled to and shall have possession of the premises as of a date <sup>60</sup> 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 WILLIAM CALHOUN A/K/A WILLIAM T CALHOUN, KYRA CALHOUN from the premises commonly known as 2313 SOUTH 10TH AVENUE, BROADVIEW, IL, 60155

The Sheriff cannot evict until <sup>60</sup> 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 without recording any transfer stamps.

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

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

JUDGE DANIEL PATRICK BRENNAN

**JUN 28 2015**

DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

Judge

PIERCE & ASSOCIATES  
One North Dearborn Street Suite 1300  
CHICAGO, IL 60602  
(312) 476-5500  
Attorney File No. PA1219014  
Attorney Code. 91220  
Case Number: 12 CH 36071  
TJSC#: 34-12580