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F13050164

1/2013-04322-CH

SHERIFF'S DEED

THE GRANTOR, SHERIFF OF COOK COUNTY, ILLINOIS, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois on May 23, 2014 in Case No. 13 CH 16191 entitled JPMorgan Chase Bank, N.A. v. Deborah Golen, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on November 3, 2014, does hereby grant, transfer and convey to JPMorgan Chase Bank, N.A., the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



Doc#: 1506249069 Fee: \$50.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 03/03/2015 09:23 AM Pg: 1 of 7

Legal: UNIT 8016 IN MEADOWS PARK ESTATES CONDOMINIUM OF LOTS 87 TO 102 IN MEADOWS PARK ESTATES PHASE 2, BEING SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 8016 160th Street, Tinley Park, Illinois 60477

P.I.N.: 27-23-212-051-1008

Dated this 18 day of February, 2015.

(SEAL)

Joshua Thomas #11024
 Cook County, Illinois

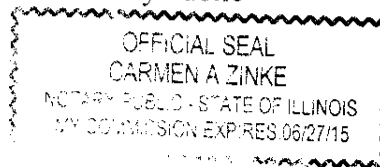
State of Illinois)
 County of Cook) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Thomas personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this FEB 18 2015 day of FEB 18 2015, 2015.

Commission expires _____

Carmen A. Zinke
 Notary Public



PREMIER TITLE

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This deed shall be exempt from transfer tax as a transfer to holder of the mortgage pursuant to foreclosure proceeding, 35 Ill. Comp. Stat. 200/31-45(L).

2/25/15
 Date Buyer, Seller or Representative

Send tax bill to: JPMorgan Chase Bank, N.A.
 8333 Ridgpoint Drive
 Irving, Texas

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit 1.

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60563

Return to: Anselmo Lindberg Oliver LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

R412

Grantee Name and Address:

Sarah Harden
LA4-5555 Mail Room
7255 Baymeadows way
Jacksonville, FL 32256-6851
904-462-2004

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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F13050164 CHTX

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

JPMorgan Chase Bank, N.A.

Plaintiff,

vs.

Deborah Golen; Geraldine Farganus; Elaine Maniatis; Katherine Kowal; Meadows Park Estates Condominium Association; Meadows Park Estates Townhome aka Meadows Park Condominium Association; Unknown Heirs and Legatees of Marie R. Golen; Richard Irvin Special Representative; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 13 CH 16191
Property Address: 8016 160th Street, Tinley Park, Illinois 60477

Mullen Calendar 60

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION

THIS CAUSE comes to be heard on Plaintiff, JPMorgan Chase Bank, N.A., 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 described as:

SEE ATTACHED

Common Address: 8016 160th Street, Tinley Park, Illinois 60477

P.L.N.: 27-23-212-051-1008

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

The real property was last inspected by movant, its insurers, investors, or agent on November 5, 2014.

The real property that is the subject matter of the instant proceeding is Condominium.

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution 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 Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$81365.18 and that execution issue thereof.

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;

A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509;

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Legal Description

UNIT 8016 IN MEADOWS PARK ESTATES CONDOMINIUM OF LOTS 87 TO 102 IN MEADOWS PARK ESTATES PHASE 2, BEING SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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That the Meadows Park Estates Condominium Association is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriff's sale pursuant to 765 ILCS 605/9(g)(3), and the Association shall modify its records accordingly. In the event of any resale of property, any statements of any liens, including a statement of the assessments, late charges, fines, or administrative/management fees and other charges due and owing as authorized and limited by the provisions of Section 9 of the Condominium Property Act or the condominium instruments, will not include any pre-foreclosure assessments and will show a \$0 balance as of the date of the first day of the month following the sheriff's/judicial sale.

That the Meadows Park Estates Townhome aka Meadows Park Condominium Association is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriff's sale pursuant to 765 ILCS 605/9(g)(3), and the Association shall modify its records accordingly. In the event of any resale of property, any statements of any liens, including a statement of the assessments, late charges, fines, or administrative/management fees and other charges due and owing as authorized and limited by the provisions of Section 9 of the Condominium Property Act or the condominium instruments, will not include any pre-foreclosure assessments and will show a \$0 balance as of the date of the first day of the month following the sheriff's/judicial sale.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamps, 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. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

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

The Sheriff of Cook County is directed to place, by holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:

8016 160th Street, Tinley Park, Illinois 60477

That the Sheriff is further ordered to evict Deborah Golen; Geraldine Farganus; Elaine Maniatis; Katherine Kowal; Meadows Park Estates Condominium Association; Meadows Park Estates Townhome aka Meadows Park Condominium Association; Unknown Heirs and Legatees of Marie R. Golen, now in possession of the premises commonly known as:

8016 160th Street, Tinley Park, Illinois 60477

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

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

MYRON MCGEE
10 S DEARBORN, 15TH FLOOR
MAIL CODE: IL 1-0020
CHICAGO, IL 60603
312-732-4268
312-919-5738

DATE: _____

ENTER: _____

FREEDMAN ANSEL MOLENDBERG LLC

177 W. Dearborn Rd., Ste 130

Naperville, IL 60563-4917

630-451-6960 866-402-8661

630-428-4620 (fax)

Attorney No. Cook 26122, DuPage 293191, Kane 031-25104,

Peoria 1794, Winnebago 3802, IL 04126332

Judge Michael T. Mullien

JAN 20 2015

Circuit Court-2084

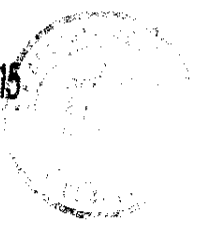
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Property of Cook County Clerk's Office

I hereby certify that the document to which this
certification is affixed is a true copy.

DOROTHY BROWN, FEB 18 2015

Dorothy Brown
Clerk of the Circuit Court
of Cook County, Ill.



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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 February 16, 2015

Signature: *Stephen Hyzy*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 16 day of February, 2015
Notary Public *Connie R.O. Ewing*



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.

Date February 16, 2015

Signature: *Stephen Hyzy*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 16 day of February, 2015
Notary Public *Connie R.O. Ewing*

