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SHERIFF'S DEED

UNOFFICIAL COPY

2012-05950-01 P120-0096

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 April 24, 2013 in Case No. 12 CH 31001 entitled JPMorgan Chase Bank, National Association v. Renae Bester aka Renae Payne, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on April 21, 2014, does hereby grant, transfer and convey to Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



Doc#: 1507055003 Fee: \$44.1
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/11/2015 08:57 AM Pg: 1 of 1

Legal: LOT 74 IN BROOKWOOD POINT BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 19, 1968 AS DOCUMENT NUMBER 2427372.

PREMIER TITLE

Common Address: 307 South Walnut Street, Glenwood, Illinois 60425

P.I.N.: 32-10-210-010-0000

Dated this 5th day of March, 2015

(SEAL)

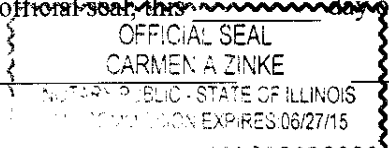
Joshua Thomas #11024
Cook County, Illinois

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 MAR 05 2015 day of March, 2015

Commission expires _____



Carmen A. Zinke
Notary Public

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).

3/6/15
Date [Signature] Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

PREMIER TITLE, 1000 JORIE BLVD. #136, OAK BROOK, IL 60523
No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit A.

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 150, Naperville, IL 60563

Return to: Freedman Anselmo Lindberg LLC, 1771 W. Diehl Rd., Suite 150, Naperville, IL 60563.

Elizabeth Van Osten
4425 Parc De Leon Boulevard
Coral Gables, FL 33146

855-558-3876

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

130960

-A-
F12070000

JPMorgan Chase Bank, National Association]
Plaintiff,]
vs.]
Renaë Bester aka Renaë Payne; LaDarell Bester;]
Ford Motor Credit Company, LLC; Unknown]
Owners and Non-Record Claimants]
Defendants.]

CASE NO. 12 CH 31001
Property Address: 307 South Walnut
Street, Glenwood, Illinois 60425

Otto Calendar 61

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

THIS CAUSE comes to be heard on Plaintiff, JPMorgan Chase Bank, National Association, 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: 307 South Walnut Street, Glenwood, Illinois 60425

P.I.N.: 32-10-210-010-0000

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 April 22, 2014.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

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 \$163249.80 and that execution issue thereof.

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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;

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 immediately from the entry of this Order without further Order of Court, as provided in 735 ILCS 5/15-1701(e)(2).

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 the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:

307 South Walnut Street, Glenwood, Illinois 60425

That the Sheriff is further ordered to evict Renae Bester aka Renae Payne; LaDarell Bester, now in possession of the premises commonly known as:

307 South Walnut Street, Glenwood, Illinois 60425

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:

DATE: 2/20/15 NUNC PRO TUNC TO 7/16/14

ENTER: [Signature]

Judge Michael F. Con
FEB 20 2015
Circuit Court - 2065

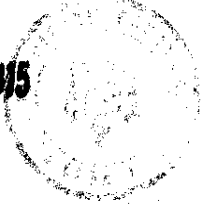
FREEDMAN ANSELMO LINDBERG, LLC
177 W. DuSable Rd. Ste 150
Naperville, IL 60563-4947
630-431-6980 Fax: 630-431-3861
630-428-4620 (fax)
Attorney No. Cook 26122, DuPage 29191, Kane 031-26104.
Deena 1794, Winnebago 3802, IL 03126012

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Property of Cook County Clerk's Office

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

DOROTHY BROWN MAR 4 2015
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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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 March 9, 2015

Signature: _____

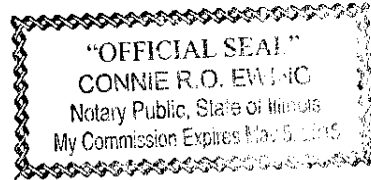
Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 9, day of March, 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 March 9, 2015

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 9, day of March, 2015

Notary Public Connie R.O. Ewing

