

UNOFFICIAL COPY

File No. PA1202350

JUDICIAL SALE DEED



Doc#: 1507022046 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/11/2015 10:54 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 November 26, 2012, in Case No. 12 CH 8558, entitled BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC

HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. REBEKAH D. MANASCO A/K/A REBEKAH MANASCO, 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 10, 2013, does hereby grant, transfer, and convey to **SECRETARY OF VETERAN AFFAIRS AND ITS SUCCESSORS AND ASSIGNS**, by **assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

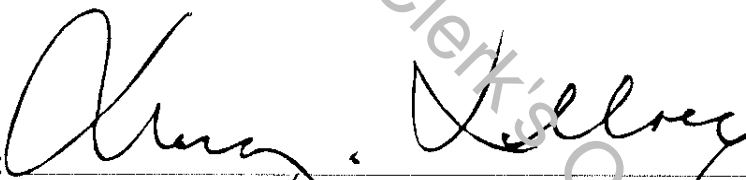
LOT 23 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION TO MIDLOTHIAN, IN SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT #8852530, IN COOK COUNTY, ILLINOIS.

Commonly known as 14401 SOUTH LAWDALE AVENUE, MIDLOTHIAN, IL 60445

Property Index No. 28-11-112-001-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 4th day of March, 2015.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

CCRD REVIEWER 

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Judicial Sale Deed

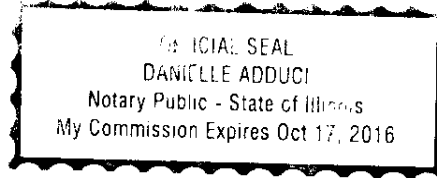
State of IL., County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as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

4th day of March, 2015

Danielle Adduci

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).

3/10/15
Date

Zulfa Armer

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: SECRETARY OF VETERAN AFFAIRS AND ITS SUCCESSORS AND ASSIGNS, by assignment
Mailing Address: 1 Federal Drive, Ft Snelling
St. Paul, MN 55111
Telephone: 800-827-0611

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1202350

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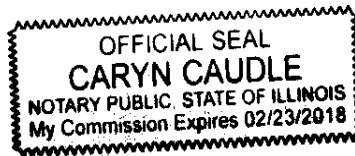
STATEMENT BY GRANTOR AND GRANTEE

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 10, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 10, day of March, 2015
Notary Public [Handwritten Signature]

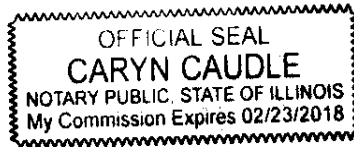


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date March 10, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 10, day of March, 2015
Notary Public [Handwritten 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.)

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Exhibit

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

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE
HOME LOANS SERVICING, LP

Plaintiff,

-v.-

12 CH 8558
14401 SOUTH LAWDALE AVENUE
MIDLOTHIAN, IL 60445

REBEKAH D. MANASCO A/K/A REBEKAH MANASCO,
ROY O. MANASCO A/K/A ROY MANASCO, JR., BMO
HARRIS BANK NATIONAL ASSOCIATION F/K/A HARRIS
N.A. F/K/A HARRIS TRUST AND SAVINGS BANK,
MICHAEL H BAILEY, KRISTINE J KMAK-BAILEY

Calendar #58 JUDGE SIMKO

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 23 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION TO MIDLOTHIAN, IN SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT #8852630, IN COOK COUNTY, ILLINOIS.

Commonly known as 14401 SOUTH LAWDALE AVENUE, MIDLOTHIAN, IL 60445

Property Index No. 28-11-112-001-0000.

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 September 11, 2013

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;

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Order Approving Report of Sale

That there shall be an IN REM deficiency judgment entered in the sum of \$166,249.90 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, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, 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: NATIONSTAR MORTGAGE, LLC
Contact: JAIME BURGESS- VP OF FIELD SERVICES
Address: 350 HIGHLAND DRIVE
LEWISVILLE, TX 75067
Telephone Number: (469) 426-3359

IT IS FURTHER ORDERED:

That upon request by the successful bidder, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, 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 REBEKAH D. MANASCO A/K/A REBEKAH MANASCO, ROY O. MANASCO A/K/A ROY MANASCO, JR., MICHAEL H BAILEY, KRISTINE I KMAK-BAILEY from the premises commonly known as 14401 SOUTH LAWDALE AVENUE, MIDLOTHIAN, IL, 60445

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 Mortgagee;

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: _____

15000 WIDE DARRYL B. SIMKO

FEB 27 2015

CIRCUIT COURT 1823

Judge

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1202350
Attorney Code. 91220
Case Number: 12 CH 8558
TJSC#: 33-14969