

UNOFFICIAL COPY

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Linda C. Banks-Woodard aka Linda Banks aka Linda Woodard; Jerome Woodard; Suburban Bank and Trust Company, as Trustee UTA dated the 25 day of Trust Agreement dated the 25 day of September, 2002, known as Trust Number 74-3242; Unknown Beneficiaries of Suburban Bank and Trust Company, Trust Agreement dated the 25 day of September, 2002, known as Trust Number 74-3242; Neighborhood Lending Services, Inc; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 12 CH 12
Property Address: 8153 S South Shore Drive,
Chicago, Illinois 60617

Delort Calendar 61



Doc#: 1507029000 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/11/2015 09:43 AM Pg: 1 of 4

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

THIS CAUSE comes to be heard on Plaintiff, Wells Fargo 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: 8153 S South Shore Drive, Chicago, Illinois 60617
P.I.N.: 21-31-224-018-0000

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

That the real property that is the subject matter of the instant proceedings is a multi-unit residence.

That the real property described herein was last inspected by movant, its insurers, investors, or agent on August 17, 2012.

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, and a proceeds check may be issued to Wells Fargo Home Mortgage, the current Loan Servicer named in the Complaint to

REVIEWER

Foreclose a Mortgage;

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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, 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.

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

8153 S South Shore Drive, Chicago, Illinois 60617

That the Sheriff is further ordered to evict, no sooner than 30 days from the entry of this Order Linda C. Banks-Woodard aka Linda Banks aka Linda Woodard; Jerome Woodard, now in possession of the premises commonly known as:

8153 S South Shore Drive, Chicago, Illinois 60617

That there be no just cause for delay in the enforcement of or appeal from this Order.

A copy of this order shall be mailed to all defendants within 7 days.

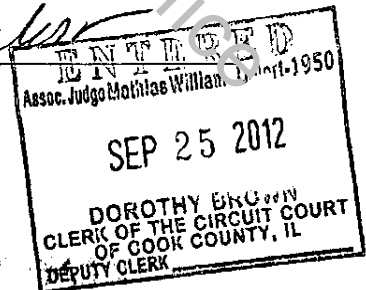
That the Municipality or County may contact the below with concerns about the real property:

Drew Hohensee, 1 Home Campus, Des Moines, IA 50328, # 414-214-9270

DATE: 9/25/12

ENTERED:

Judge



FREEDMAN ANSELMO LINDBERG LLC

1807 W. Diehl Rd., Ste 333

Naperville, IL 60563

630-983-0770 866-402-8661

630-428-4620 (fax)

Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,

Peoria 1794, Winnebago 3802, IL 03126232

Louis Freedman- 3126104, Thomas Anselmo- 3125949, Steven Lindberg- 3126232,

Doug Oliver - 6273607, Clay A. Mosberg- 1972316, Karl V. Meyer- 6220397,

Bryan D. Hughes- 6300070, Ann W. Lopez- 6190037, Jonathan Nusgart- 6211908,

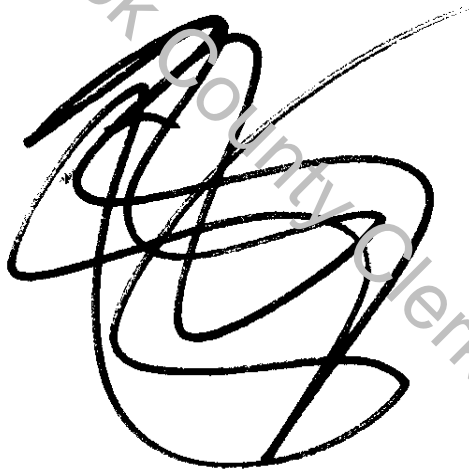
William B. Kalbac- 6301771, John Gerrity- 6303376,

G. Stephen Caravajal, Jr. - 6284718, Christopher Iaria- 6301746,

Christopher Weldon- 6287653

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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.

Date **DOROTHY BROWN MAR 1 1994**

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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SHERIFF'S DEED

Exempt # 1

120330

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 15, 2012 in Case No. 12 CH 12 entitled Wells Fargo Bank, N.A. v. Linda C. Banks-Woodard aka Linda Banks aka Linda Woodard, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on August 16, 2012, does hereby grant, transfer and convey to The Secretary of Housing and Urban Development, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

COPY

Legal: LOT 19 IN BLOCK 1 WALLER'S SUBDIVISION OF LOTS 1 TO 24, BOTH INCLUSIVE IN BLOCK 1 AND LOTS 1 TO 24 AND 31 TO 48 BOTH INCLUSIVE IN BLOCK 2 IN MEEKER'S ADDITION TO HYDE PARK A SUBDIVISION OF THE SOUTH EAST 1/4 (EXCEPT WEST 25 FEET) OF THE NORTHEAST 1/4 OF SECT ON 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 8153 S South Shore Drive, Chicago, Illinois 60617

P.I.N.: 21-31-224-018-0000

Dated this 10th day of October, 2012.

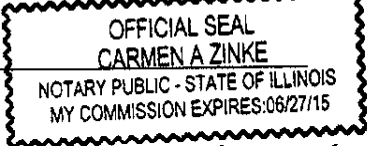
(SEAL)

Daniel Rydzynski 11153
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 Daniel Rydzynski personally known to me to be the same person whose name as Sheriff of Cook County, Illinois 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 OCT 10 2012 day of October, 2012.

Commission expires 

Carmen A. Zinke
Notary Public

This deed is exempt under provisions of paragraph , Section 4, Real Estate Transfer Act

Date _____ Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to: The Secretary of Housing and Urban Development
77 W Jackson Blvd 27th Floor Chicago, IL 60604 _____