

# UNOFFICIAL COPY



Doc#: 1508501069 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/26/2015 02:45 PM Pg: 1 of 6

## JUDICIAL SALE DEED

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 October 6, 2014, in Case No. 12 CH 000598, entitled THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE

BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6 vs. ABEL MEDINA A/K/A ABEL A. MEDINA, SR. A/K/A ABEL A. AVILA, 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 January 8, 2015, does hereby grant, transfer, and convey to **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 6171 IN WOODLAND HEIGHTS UNIT 13, BEING A SUBDIVISION IN SECTION 25, SECTION 26, SECTION 35 AND SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS, AS FILED FOR RECORD ON APRIL 7, 1970 AS DOCUMENT 21129318 AND RERECORDED FEBRUARY 12, 1971 AS DOCUMENT 21396480, IN COOK COUNTY, ILLINOIS.

Commonly known as 815 ROBINSON AVENUE, STREAMWOOD, IL 60107

Property Index No. 06-25-315-021

Grantor has caused its name to be signed to those present by its President and CEO on this 19th day of March, 2015.

**BOX 70**

Codilis & Associates, P.C.

The Judicial Sales Corporation

By: 

Nancy R. Vallone

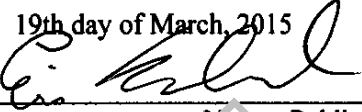
President and Chief Executive Officer

**UNOFFICIAL COPY****Judicial Sale Deed**

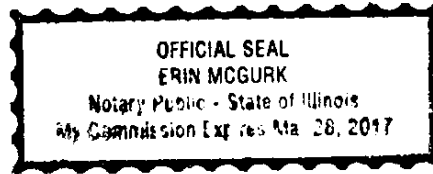
State of IL, County of COOK ss, I, Erin E. McGurk, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as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

19th day of March, 2015



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).

3/24/15  
Date

LA  
Buyer, Seller or Representative

Laurel A. Thomsen

ARDC # 6301038

This Deed 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, pursuant to court order in Case Number 12 CH 000598.

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:

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK TRUSTEE FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES SERIES 2004-6  
7360 SOUTH KYRENE ROAD  
Tempe, AZ, 85283

Contact Name and Address:

Contact: BRAD JOHNSON  
Address: 7360 SOUTH KYRENE ROAD  
Tempe, AZ 85283  
Telephone: 480-333-6298

Mail To:

M. Moses  
CODILIS & ASSOCIATES, P.C.  
Matthew Moses, ARDC #6278082  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-11-38949

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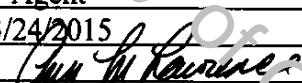
File # 14-11-38949

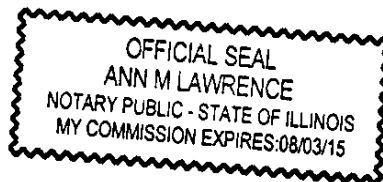
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 24, 2015

Signature:  **Laurel A. Thomsen**  
ARDC # 6301038  
**Grantor or Agent**

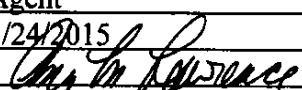
Subscribed and sworn to before me  
By the said Agent  
Date 3/24/2015  
Notary Public 

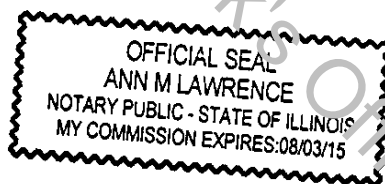


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated March 24, 2015

Signature:  **Laurel A. Thomsen**  
ARDC # 6301038  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
Date 3/24/2015  
Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of 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**

Calendar Number 60

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

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2004-6  
 PLAINTIFF

No. 12 CH 000598

Vs.

Abel Medina a/k/a Abel A. Medina, Sr. a/k/a Abel A. Avila; Household Finance Corporation III; Capital One Bank (USA), N.A. f/k/a Capital One Bank; Erin Capital Management LLC, CACH, LLC S/I/I to Household Bank  
 DEFENDANTS

815 Robinson Avenue  
 Streamwood, IL 60107

**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 6171 IN WOODLAND HEIGHTS UNIT 13, BEING A SUBDIVISION IN SECTION 25, SECTION 26, SECTION 35 AND SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS, AS FILED FOR RECORD ON APRIL 7, 1970 AS DOCUMENT 21129318 AND RERECORDED FEBRUARY 12, 1971 AS DOCUMENT 21396480, IN COOK COUNTY, ILLINOIS.

Commonly known as: 815 Robinson Avenue, Streamwood, IL 60107

Property Index Number: 06-25-315-021

Due notice of sale motions 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) have been properly given;

That the sale was fairly and properly made;

That The Judicial Sales Corporation, hereinafter sales officer, has in every respect proceeded in accordance with the terms of this Court's Judgment and;

That the real property described herein, which is the subject matter of the instant proceedings, is a Single Family Home;

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That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 12/05/2014;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Brad Johnson, 7360 South Kyrene Road Tempe, AZ 85283-4583, 480-333-6298

That justice was done.

## IT IS THEREFORE ORDERED:

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. 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;
4. That there shall be an IN REM deficiency Judgment entered in the sum of \$173,860.39 with interest thereon by statute provided, against the subject property;
5. That any 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 holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

## IT IS FURTHER ORDERED:

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date ~~90 days~~ (60 days) after entry of this order against Abel Medina a/k/a Abel A. Medina, Sr. a/k/a Abel A. Avila; Household Finance Corporation III; Capital One Bank (USA), N.A. f/k/a Capital One Bank; Erin Capital Management LLC; CACH, LLC S/I to Household Bank, without further Order of the Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess:

Abel Medina a/k/a Abel A. Medina, Sr. a/k/a Abel A. Avila at the subject property commonly known as:

815 Robinson Avenue  
Streamwood, IL 60107

~~30~~ days after 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.

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IT IS FURTHER ORDERED that the Deed to be issued hereunder is 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.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

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

DATED: \_\_\_\_\_

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-11-38949  
Cook #21762

Judge Michael T. Mullen  
MAR 05 2015  
Circuit Court-2084

**NOTE: This law firm is deemed to be a debt collector.**

Property of Cook County Clerk's Office