

UNOFFICIAL COPY



Doc#: 1508601163 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2015 03:05 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 August 27, 2014, in Case No. 13 CH 024417, entitled THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE

CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7 vs. HENRIETTA HAMBLETON, 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 26, 2015, does hereby grant, transfer, and convey to THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOTS 21, 22, 23 AND 24 IN BLOCK 15 IN PERCY WILSON'S ARTERIAL HILL IN SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 708 PEORIA STREET, CHICAGO HEIGHTS, IL 60411

Property Index No. 32-17-413-008/009/010/011

Grantor has caused its name to be signed to those present by its President and CEO on this 20th day of March, 2015.

BOX 70

Doddis & Associates, P.C.

By:

The Judicial Sales Corporation


Nancy R. Vallone
President and Chief Executive Officer

Cook County Clerk's Office

UNOFFICIAL COPY

Judicial Sale Deed

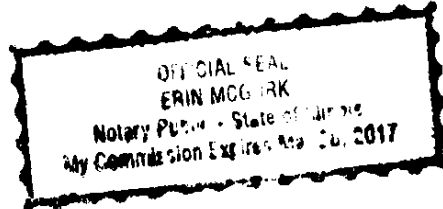
State of IL, County of COOK ss, I, Erin E. McGurk, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as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

20th 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 1 , Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3/24/15
Date

[Signature]
Buyer, Seller or Representative

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 13 CH 024417.

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, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7
8742 LUCENT BLVD. #300
Highlands Ranch, CO, 80129

Contact Name and Address:

Contact: KELLY BENNIGSDORF
Address: 8742 LUCENT BLVD.
Highlands Ranch, CO 80129
Telephone: 720-241-7479

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. 14-13-24750

UNOFFICIAL COPY

File # 14-13-24750

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.

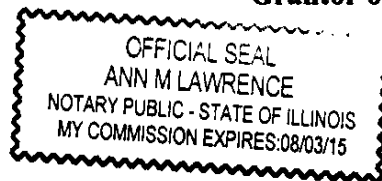
Dated March 24, 2015

Laurel A. Thomsen
ARDC # 6301038

Signature: _____

Grantor or Agent

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



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

Laurel A. Thomsen
ARDC # 6301038

Signature: _____

Grantee or Agent

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



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 62

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 Certificateholders of CWABS
Inc., Asset-Backed Certificates, Series 2007-7
PLAINTIFF

No. 13 CH 024417

Vs.

Henrietta Hambleton; Thorn Creek Basin Sanitary
District
DEFENDANTS

708 Peoria Street
Chicago Heights, IL 60411

**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:

LOTS 21, 22, 23 AND 24 IN BLOCK 13 IN PERCY WILSON'S ARTERIAL HILL IN SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 708 Peoria Street , Chicago Heights, IL 60411

Property Index Number: 32-17-413-008,
32-17-413-009,
32-17-413-010,
32-17-413-011

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;

UNOFFICIAL COPY

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 01/26/2015;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through:

Kelly Bennigsdorf
8742 Lucent Blvd.
Highlands Ranch, CO 80129
(720) 241-7479

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 IN PERSONAM deficiency judgment entered in the sum of \$135,235.74 with the interest thereon as by statute provided against; Henrietta Hambleton

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 Office 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 30 days () after entry of this order against Henrietta Hambleton; Thorn Creek Basin Sanitary District, 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:

Henrietta Hambleton at the subject property commonly known as:

708 Peoria Street
Chicago Heights, IL 60411

30 days after entry of this order.

UNOFFICIAL COPY

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.

IT IS FURTHER ORDERED that the [REDACTED] is a transaction that is exempt from all transfer taxes, either [REDACTED], and the County Recorder of Deeds is ordered to permit immediate recording of [REDACTED] issued hereunder without amixing any transfer [REDACTED]

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
14-13-24750
Cook #21762

JUDGE DANIEL PATRICK BRENNAN
MAR 09 2015
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

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

Property of Cook County Clerk's Office