

UNOFFICIAL COPY

File No. PA1109249



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 September 2, 2014, in Case No. 11 CH 22972, entitled NATIONSTAR MORTGAGE LLC vs. VLADIMIR G.

Doc#: 1509022068 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/31/2015 11:05 AM Pg: 1 of 5

PALANT AKA VLADIMIR PALANT AKA VLADIMIR D. PALANT, 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 December 2, 2014, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

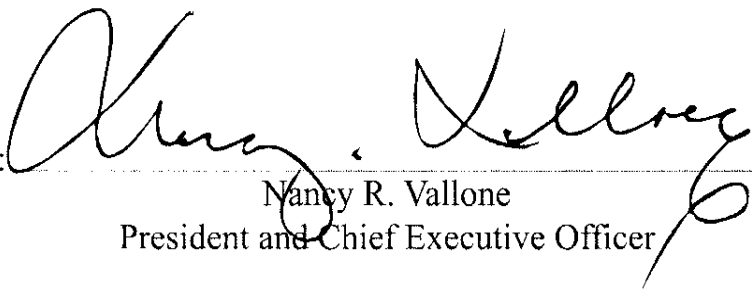
PARCEL 1: UNIT 10119-302 IN THE OLD ORCHARD CONDOMINIUMS BUILDING 3 CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PARTS OF LOTS 1 TO 36, BOTH INCLUSIVE, IN OLD ORCHARD RESUBDIVISION, RECORDED NOVEMBER 29, 1956 AS DOCUMENT 16767277 IN BOOK 482 OF PLATS, PAGE 38, SUCH RESUBDIVISION BEING A PART OF LOT 5 AND ALL OF LOT 6 IN ADMINISTRATOR'S SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED BORDER LANE, VACATED WESTMORELAND DRIVE AND THAT PART OF VACATED BEVERLY DRIVE AND VACATED HARVEST LANE LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF AFORESAID OLD ORCHARD RESUBDIVISION FROM A POINT IN SAID EAST LINE, 14.07 FEET NORTH OF THE NORTHEAST CORNER OF LOT 48 ALL AS SHOWN IN OLD ORCHARD RESUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103071 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CONDOMINIUMS AT OLD ORCHARD MASTER ASSOCIATION RECORDED AUGUST 30, 2007 AS DOCUMENT NUMBER 0724215076. NUMBER 0724215076.

Commonly known as 10119 OLD ORCHARD COURT UNIT 302, SKOKIE, IL 60076

Property Index No. 10-10-102-025-1022

Grantor has caused its name to be signed to those present by its President and CEO on this 25th day of March, 2015.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

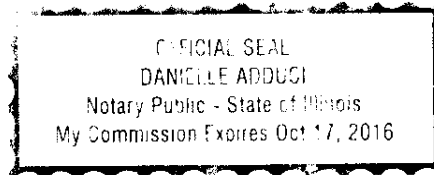
CCRD REVIEWER 

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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
25th 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 1, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3/30/15 [Signature]
Date 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: Bill Demers

Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION; by assignment

Mailing Address: 2020 Main Street, Suite 800
Irvine, CA 92614

Telephone: (214) - 242 - 8216

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1109249

Property of Cook County Clerk's Office

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

NATIONSTAR MORTGAGE LLC

Plaintiff,

-v.-

11 CH 22972
10119 OLD ORCHARD COURT UNIT 302
SKOKIE, IL 60076

VLADIMIR G. PALANT AKA VLADIMIR PALANT AKA
VLADIMIR D. PALANT, CONDOMINIUMS AT OLD ORCHARD
MASTER ASSOCIATION, INC., OLD ORCHARD
CONDOMINIUMS BUILDING 3, INC., SKOKIE APARTMENTS
SOLUTIONS LLC, UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS

Calendar #63 JUDGE A. KYRIAKOPOULOS

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:

PARCEL 1: UNIT 10119-302 IN THE OLD ORCHARD CONDOMINIUMS BUILDING 3 CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PARTS OF LOTS 1 TO 36, BOTH INCLUSIVE, IN OLD ORCHARD RESUBDIVISION, RECORDED NOVEMBER 29, 1956 AS DOCUMENT 16767277 IN BOOK 482 OF PLATS, PAGE 38, SUCH RESUBDIVISION BEING A PART OF LOT 5 AND ALL OF LOT 6 IN ADMINISTRATOR'S SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED BORDER LANE, VACATED WESTMORELAND DRIVE AND THAT PART OF VACATED BEVERLY DRIVE AND VACATED HARVEST LANE LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF AFORESAID OLD ORCHARD RESUBDIVISION FROM A POINT IN SAID EAST LINE, 14.07 FEET NORTH OF THE NORTHEAST CORNER OF LOT 48 ALL AS SHOWN IN OLD ORCHARD RESUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103071 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CONDOMINIUMS AT OLD ORCHARD MASTER ASSOCIATION RECORDED AUGUST 30, 2007 AS DOCUMENT NUMBER 0724215076. NUMBER 0724215076.

Commonly known as 10119 OLD ORCHARD COURT UNIT 302, SKOKIE, IL 60076

Property Index No. 10-10-102-025-1022.

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 condominium,

That the real property described herein was last inspected by movants, its insurers, investors, or agents on December 8, 2014

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;

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Order Approving Report of Sale

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;

That there shall be an IN REM deficiency judgment entered in the sum of \$53,997.04 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, NATIONSTAR MORTGAGE LLC, 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: MIAMI BURGESS- VP OF FIELD SERVICES
Address: 350 HIGHLAND DR
LEWISVILLE, TX 75067
Telephone Number: (469) 426-3359

IT IS FURTHER ORDERED:

That upon request by the successful bidder, NATIONSTAR MORTGAGE LLC, 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 VLADIMIR G. PALANT AKA VLADIMIR PALANT AKA VLADIMIR D. PALANT from the premises commonly known as 10119 OLD ORCHARD COURT UNIT 302, SKOKIE, IL, 60076

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 Mortgagor;

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:

Judge Anthony C. Kyniakowski

MAR 17 2015

Circuit Court 2027

Judge

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1109249
Attorney Code. 91220
Case Number: 11 CH 22972
TJSC#: 34-15383

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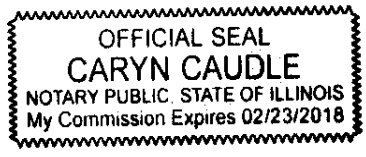
STATEMENT BY GRANTOR AND GRANTEE

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 3/30/, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent _____
This 30 day of March, 2015
Notary Public Caryn Caudle

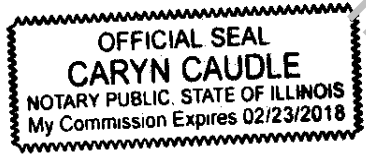


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/30/, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent _____
This 30 day of March, 2015
Notary Public Caryn Caudle



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.)