

JUDICIAL SALE DEED



Doc#: 1509344010 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2015 10:21 AM Pg: 1 of 6

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 30, 2014, in Case No. 13 CH 22063, entitled CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS

FUND SOCIETY, FSB, AS TRUSTEE FOR GFT MORTGAGE LOAN TRUST, SERIES 2013-1 vs. SYLVIA CHERRY A/K/A SYLVIA M. CHERRY, 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 March 3, 2015, does hereby grant, transfer, and convey to **GFT PROPERTY HOLDINGS, LLC, 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 1B IN HERITAGE MANOR CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 59 AND 60 (EXCEPT THE SOUTH 60 FEET OF SAID LOTS 59 AND 60) IN HOUSTON'S SUBDIVISION OF THAT PART LYING SOUTH OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 26, 1995 AS DOCUMENT 95275274, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.
PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN WARRANTY DEED DATED FEBRUARY 1, 1973 RECORDED FEBRUARY 16, 1973 AS DOCUMENT NUMBER 22223494 OVER AND UPON THE NORTH 4 FEET OF THE SOUTH 60 FEET OF THE WEST 9 FEET OF LOT 59 AND THE NORTH 4 FEET OF THE SOUTH 60 FEET OF LOT 60 IN HOUSTON'S SUBDIVISION AFORESAID FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 439 SOUTH TAYLOR AVENUE UNIT 1B A/K/A 439 SOUTH TAYLOR #1B, OAK PARK, IL 60302

Property Index No. 16-08-321-031-1005

Grantor has caused its name to be signed to those present by its President and CEO on this 27th day of March, 2015.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

CCRD REVIEWER 

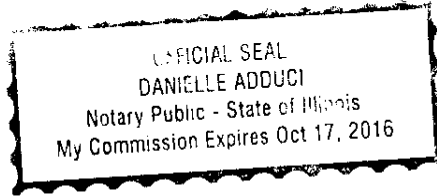
UNOFFICIAL COPY

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
27th 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).

4/2/15
Date

[Signature]
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: Fay Servicing, LLC

Grantee: GFT PROPERTY HOLDINGS, LLC, by assignment
Mailing Address: 939 W. North Avenue

Suite 800 Chicago, IL 60642

Telephone: NA

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1313594

Exhibit

UNOFFICIAL COPY

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

CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS TRUSTEE FOR GFT MORTGAGE
LOAN TRUST, SERIES 2013-1

Plaintiff,

-v.-

13 CH 22063
439 SOUTH TAYLOR AVENUE UNIT 1B A/K/A 439
SOUTH TAYLOR #1B
OAK PARK, IL 60302

SYLVIA CHERRY A/K/A SYLVIA M. CHERRY, HERITAGE
MANOR CONDOMINIUM ASSOCIATION, UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS

Defendants

Calendar #64 JUDGE R. SENECHALLE

9030
9420

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 1B IN HERITAGE MANOR CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 59 AND 60 (EXCEPT THE SOUTH 60 FEET OF SAID LOTS 59 AND 60) IN HOUSTON'S SUBDIVISION OF THAT PART LYING SOUTH OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 26, 1995 AS DOCUMENT 95275274, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION. PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN WARRANTY DEED DATED FEBRUARY 1, 1973 RECORDED FEBRUARY 16, 1973 AS DOCUMENT NUMBER 22223494 OVER AND UPON THE NORTH 4 FEET OF THE SOUTH 60 FEET OF THE WEST 9 FEET OF LOT 59 AND THE NORTH 4 FEET OF THE SOUTH 60 FEET OF LOT 60 IN HOUSTON'S SUBDIVISION AFORESAID FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 439 SOUTH TAYLOR AVENUE UNIT 1B A/K/A 439 SOUTH TAYLOR #1B, OAK PARK, IL 60302

Property Index No. 16-08-321-031-1005.

Due notice of said motion having been given, the Court having examined said report and being duly 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 occupied, condo;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on February 13, 2015

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

UNOFFICIAL COPY

Order Approving Report of Sale

and Sale and the date of sale are approved;

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, CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR GFT MORTGAGE LOAN TRUST, SERIES 2013-1, 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: CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2012-19
Contact: TONYA OSBORNE
Address: 1610 E ST ANDREW PLACE STE B150
SANTA ANA, CA 92705
Telephone Number: (800) 561-4567

IT IS FURTHER ORDERED:

That upon request by the successful bidder, CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR GFT MORTGAGE LOAN TRUST, SERIES 2013-1, 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 - 170);

That the Sheriff of Cook County is directed to evict and dispossess SYLVIA CHERRY A/K/A SYLVIA M. CHERRY from the premises commonly known as 439 SOUTH TAYLOR AVENUE UNIT 1B A/K/A 439 SOUTH TAYLOR #1B, OAK PARK, IL, 60302

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 any Deed issued hereunder without affixing any transfer stamps.

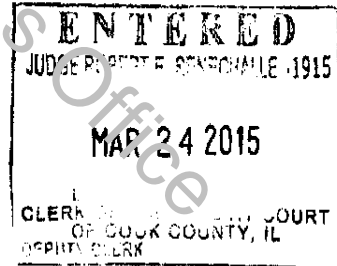
Date: _____

ENTER:



Judge

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1313594
Attorney Code. 91220
Case Number: 13 CH 22063
TJSC#: 34-19001



UNOFFICIAL COPY

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** APR 01 2015
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

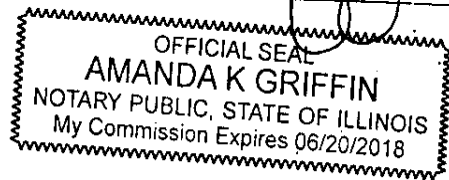
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3/31/15

Signature

[Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Terry Griffin
THIS 31 DAY OF March
20 15



NOTARY PUBLIC

[Handwritten Signature]

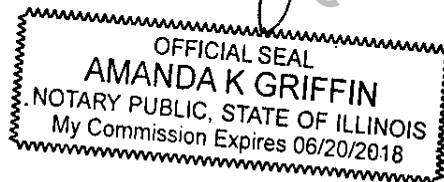
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 3/31/15

Signature

[Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Terry Griffin
THIS 31 DAY OF March
20 15



NOTARY PUBLIC

[Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identify 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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]