

# UNOFFICIAL COPY

File No. PA1214353



## JUDICIAL SALE DEED

Doc#: 1510516034 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/15/2015 11:43 AM Pg: 1 of 5

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 May 21, 2014, in Case No. 12 CH 33038, entitled CITIMORTGAGE, INC. vs. ALEX TANSKY, FAINA TANSKY, GARY

TANSKY, 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 October 21, 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:

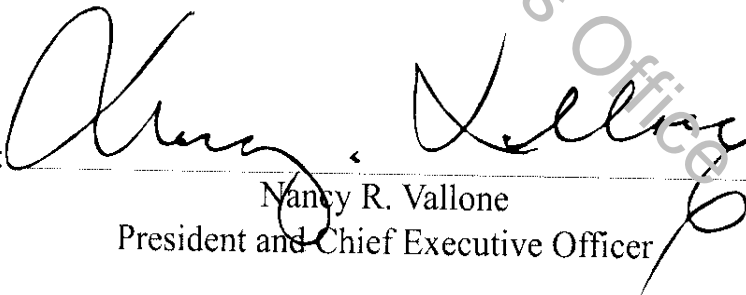
THAT PART OF NON-EASEMENT AREA 3 OF ASTOR PLACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 2002 AS DOCUMENT NUMBER 0020637731, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1; THENCE NORTH 89 DEGREES 04 MINUTES 20 SECONDS WEST, 349.18 FEET; THENCE NORTH, 00 DEGREES 55 MINUTES 40 SECONDS EAST, 15.25 FEET TO THE SOUTHEASTERLY CORNER OF SAID NON-EASEMENT AREA 3; THENCE CONTINUING NORTH 00 DEGREES 55 MINUTES 40 SECONDS EAST, 50.50 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 04 MINUTES 20 SECONDS WEST, 63.00 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 40 SECONDS EAST, 21.00 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 20 SECONDS EAST, 63.00 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 40 SECONDS WEST, 21.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1323 SQ. FEET IN COOK COUNTY, ILLINOIS.

Commonly known as 725 PRESTWICK LANE, WHEELING IL 60090

Property Index No. 03-12-305-015-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 9th day of April, 2015.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
President and Chief Executive Officer

CCRD REVIEWER 

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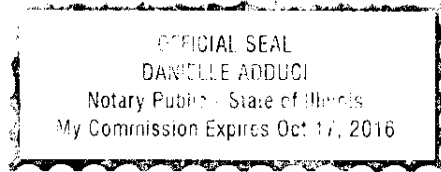
Judicial Sale Deed

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

9th day of April, 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).

4/14/15  
Date

August R. Butera  
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-SALF

Grantee's Name and Address and mail tax bills to:

Attention: Federal National Mortgage Association

Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment  
Mailing Address: One South Wacker Dr - Ste 1400  
Chicago, IL 60606

Telephone: 312-368-6200

Mail To:

PIERCE & ASSOCIATES  
One North Dearborn Street Suite 1300  
CHICAGO, IL, 60602  
(312) 476-5500  
Att. No. 91220  
File No. PA1214353

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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 April 14, 2015

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Agent

This 14 day of April, 2015

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 title to real estate under the laws of the State of Illinois.

Date April 14, 2015

Signature: [Handwritten Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent

This 14 day of April, 2015

Notary Public [Handwritten Signature]

**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.)

# UNOFFICIAL COPY

Exhibit

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

CITIMORTGAGE, INC.

Plaintiff,

-v.-

12 CH 33038  
725 PRESTWICK LANE  
WHEELING, IL 60090

ALEX TANSKY, FAINA TANSKY, GARY TANSKY,  
TOWNES AT ASTOR PLACE NEIGHBORHOOD  
ASSOCIATION

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:

THAT PART OF NON-EASEMENT AREA 3 OF ASTOR PLACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 2002 AS DOCUMENT NUMBER 0020637731, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1; THENCE NORTH 89 DEGREES 04 MINUTES 20 SECONDS WEST, 349.18 FEET; THENCE NORTH, 00 DEGREES 55 MINUTES 40 SECONDS EAST, 15.25 FEET TO THE SOUTHEASTERLY CORNER OF SAID NON-EASEMENT AREA 3; THENCE CONTINUING NORTH 00 DEGREES 55 MINUTES 40 SECONDS EAST, 50.50 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 04 MINUTES 20 SECONDS WEST, 63.00 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 40 SECONDS EAST, 21.00 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 20 SECONDS EAST, 63.00 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 40 SECONDS WEST, 21.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1323 SQ. FEET IN COOK COUNTY, ILLINOIS.

Commonly known as 725 PRESTWICK LANE, WHEELING, IL 60090

Property Index No. 03-12-305-015-0000.

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 townhouse;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on October 25, 2014

IT IS THEREFORE ORDERED:

# UNOFFICIAL COPY

Order Approving Report of Sale

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 and Sale and the date of sale are approved;

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, CITIMORTGAGE, INC., 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 a deed sufficient to convey title.

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

Grantee or Mortgagee: CITIMORTGAGE, INC.  
Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION  
Address: IFM LENDER BUSINESS PROCESS SERVICING,  
14221 DALLAS PARKWAY, SUITE 1000,  
DALLAS, TX 75254  
Telephone Number: (503) 725-8142

IT IS FURTHER ORDERED: *C/O VICTORIA SHKOTNIK*

That upon request by the successful bidder, CITIMORTGAGE, INC., 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 ALEX TANSKY, FAINA TANSKY, GARY TANSKY from the premises commonly known as 725 PRESTWICK LANE, WHEELING, IL, 60090

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

PIERCE & ASSOCIATES  
One North Dearborn Street Suite 1300  
CHICAGO, IL 60602  
(312) 476-5500  
Attorney File No. PA1214353  
Attorney Code. 91220  
Case Number: 12 CH 33038  
TJSC#: 34-8963

*Judge Anthony C. Kyriakopoulos*

*APR 01 2015*

*Circuit Court 2025*