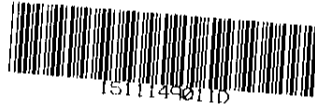


2009-07723-PT W09110109  
JUDICIAL SALE DEED



Doc#: 1511149011 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/21/2015 08:51 AM Pg: 1 of 6

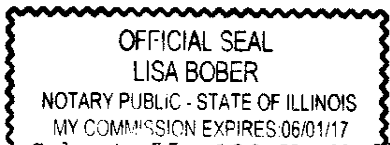
THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on March 17, 2014 in Case No. 10 CH 1278 entitled Wells Fargo Bank, N.A., successor by merger with Wells Fargo Home Mortgage, Inc. vs. Jayant Kumar and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on June 20, 2014, does hereby grant, transfer and convey to Wells Fargo Bank, N.A. the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this April 7, 2015.  
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Frederick S. Lappe Secretary Andrew D. Schusteff President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on April 7, 2015 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



Lisa Bober  
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) \_\_\_\_\_, April 7, 2015.

No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

PREMIER TITLE

# UNOFFICIAL COPY

W09110109

Rider attached to and made a part of a Judicial Sale Deed dated April 7, 2015 from INTERCOUNTY JUDICIAL SALES CORPORATION to Wells Fargo Bank, N.A. and executed pursuant to orders entered in Case No. 10 CH 1278.

LOT 1 AND THE NORTH 4.5 FEET OF LOT 2 IN BLOCK 5 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION, FIRST ADDITION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 400 South 47th Avenue, Bellwood, IL 60104

P.I.N. 15-08-401-049-0000

**RETURN TO:**

Anselmo Lindberg Oliver LLC  
1771 West Diehl Road  
Suite 120  
Naperville, Illinois 60563-1890

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

**GRANTEE CONTACT INFORMATION:**

Wells Fargo Bank, N.A.  
1 Home Campus  
Des Moines, IA 50328

*Drew Mohensee (code violations)*  
*414-214-9270*

**MAIL TAX BILLS TO:**

*18700 NW Walker Rd. #512*  
*Bend, Or. 97006*

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

-A-

W09110109 WELLS

## IN THE CIRCUIT COURT OF COOK COUNTY COUNTY DEPARTMENT, CHANCERY DIVISION

Wells Fargo Bank, N.A. successor by merger with  
Wells Fargo Home Mortgage, Inc.

Plaintiff,

vs.

Jayant Kumar; Rita Choudhary; Unknown Owners  
and Non-Record Claimants

Defendants.

CASE NO. 10 CH 01278  
Property Address: 400 South 47th Avenue,  
Bellwood, IL 60104

Walker Calendar 57

### ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION

THIS CAUSE comes to be heard on Plaintiff, Wells Fargo Bank, N.A. successor by merger with Wells Fargo Home Mortgage, Inc., 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 described as:

SEE ATTACHED

Common Address: 400 South 47th Avenue, Bellwood, IL 60104

P.I.N.: 15-08-401-049-0000

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

The real property was last inspected by movant, its insurers, investors, or agent on June 22, 2014.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution 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 Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$121233.17 and that execution issue thereof.

# UNOFFICIAL COPY

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.

A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamps, 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. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701.

That 735 ILCS 5-9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

The Sheriff of Cook County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as

400 South 47th Avenue, Bellwood, IL 60104

That the Sheriff is further ordered to evict Jayant Kumar, Rita Choudhary, now in possession of the premises commonly known as:

400 South 47th Avenue, Bellwood, IL 60104

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

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

Wells Fargo  
Property Preservation Department  
Drew Hohensee  
1 Home Campus  
Des Moines, IA 50328  
codeviolations@wellsfargo.com  
877-617-5274

DATE \_\_\_\_\_

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

Associate Judge  
Allen Price Walker

MAR 23 2015  
Circuit Court - 2071

ANSELMO LINDBERG OLIVER LLC  
1771 W. Diehl Rd., Ste 120  
Naperville, IL 60563-4947  
630-433-6960 366-402-8661  
630-428-4620 (fax)  
Attorney No. Cook 38852, DuPage 293191, Kane 031-26104,  
Peoria 1794, Winnebago 3802 IL 03126232

# UNOFFICIAL COPY

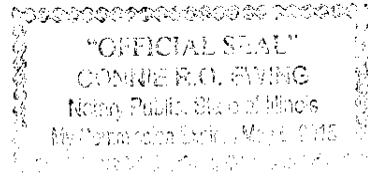
## STATEMENT BY GRANTOR AND GRANTEE

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 April 14, 2015

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

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 14, day of April, 2015  
Notary Public [Signature] R.O. Goy



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: [Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 14, day of April, 2015  
Notary Public [Signature] R.O. Goy

