

# UNOFFICIAL COPY

## 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 19, 2014, in Case No. 14 CH 000559, entitled MRF ILLINOIS ONE, LLC vs. CAROL R. THOMPSON, 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 22, 2014, does hereby grant, transfer, and convey to **MRF ILLINOIS ONE, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT B (EXCEPT THE SOUTH 20 FEET THEREOF) IN EDUMND F. LINDOP CO'S SUBDIVISION OF THE EAST 333.63 FEET OF THE SOUTH 463.60 FEET OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THOSE PORTIONS INCLUDED IN STREET AND HIGHWAYS AND ALSO EXCEPTING THEREFROM THE NORTH 100 FEET OF THE SOUTH 133 FEET OF THE WEST 125 FEET OF THE OF THE EAST 158 FEET OF SAID NORTHWEST 1/4 IN COOK COUNTY, ILLINOIS.**

Commonly known as 3320 ST. CHARLES ROAD, BELLWOOD, IL 60104

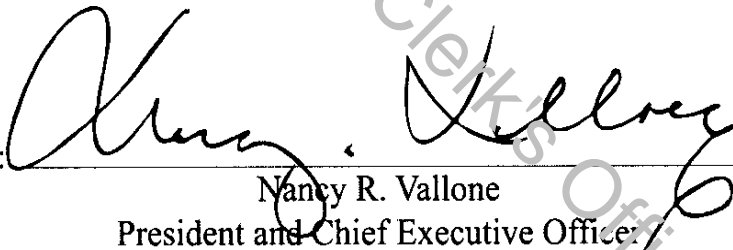
Property Index No. 15-09-119-031

Grantor has caused its name to be signed to those present by its President and CEO on this 17th day of April, 2015.

**BOX 70**  
Codilis & Associates, P.C.

The Judicial Sales Corporation

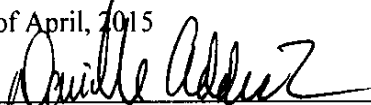
By:

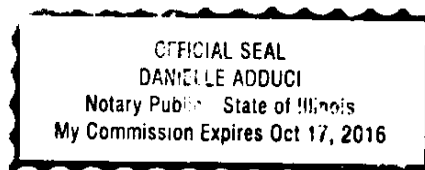
  
Nancy R. Vallone  
President and Chief Executive Officer

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

17th day of April, 2015

  
Notary Public



15118350316

Doc#: 1511835031 Fee: \$46.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/28/2015 10:41 AM Pg: 1 of 5

**UNOFFICIAL COPY****Judicial Sale Deed**

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).

4-21-15 \_\_\_\_\_ James R. Riegel  
Date 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 14 CH 000559.

## 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:

MRF ILLINOIS ONE, LLC  
P.O. BOX 24737  
West Palm Beach, FL, 33416

## Contact Name and Address:

Contact: LAURI BAYONA  
Address: 1525 S. BELT LINE RD.  
COPPELL, TX 75019  
Telephone: 469-645-3491

## 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. 14-13-33839

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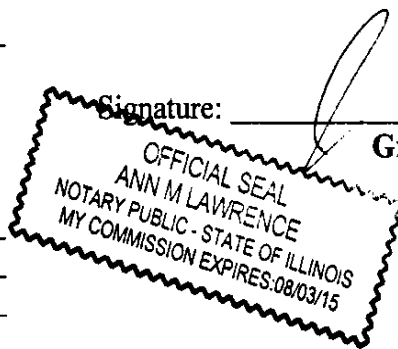
File # 14-13-33839

## 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 April 21, 2015

Subscribed and sworn to before me  
By the said Agent  
Date 4/21/2015  
Notary Public Ann M Lawrence



Signature: \_\_\_\_\_  
**Grantor or Agent**

James R. Riegel

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 April 21, 2015

Subscribed and sworn to before me  
By the said Agent  
Date 4/21/2015  
Notary Public Ann M Lawrence



Signature: \_\_\_\_\_  
**Grantee or Agent**

James R. Riegel

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.)

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Calendar Number 55

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION**MRF Illinois One, LLC  
PLAINTIFF

Vs.

Carol R. Thompkins  
DEFENDANTS

No. 14 CH 000559

3320 St. Charles Road  
Bellwood, IL 60104**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:

LOT B (EXCEPT THE SOUTH 20 FEET THEREOF) IN EDUMND F. LINDOP CO'S SUBDIVISION OF THE EAST 333.63 FEET OF THE SOUTH 463.60 FEET OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THOSE PORTIONS INCLUDED IN STREET AND HIGHWAYS AND ALSO EXCEPTING THEREFROM THE NORTH 100 FEET OF THE SOUTH 133 FEET OF THE WEST 125 FEET OF THE OF THE EAST 158 FEET OF SAID NORTHWEST 1/4 IN COOK COUNTY, ILLINOIS.

Commonly known as: 3320 St. Charles Road, Bellwood, IL 60104

Property Index Number: 15-09-119-031

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;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 11/21/14;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Lauri Bayona, 1525 S. Belt Line Rd  
Coppell, TX 75019, 469-645-3491

That justice was done.

**IT IS THEREFORE ORDERED:**

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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;

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 Officer 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 Carol R. Thompkins, 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:

Carol R. Thompkins at the subject property commonly known as:

3320 St. Charles Road  
Bellwood, IL 60104

30 days after 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.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is 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.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

**Judge Loretta Eadie-Daniels**

ENTER: \_\_\_\_\_  
Judge APR 07 2015

DATED: \_\_\_\_\_  
Circuit Court - 1813

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-13-33839  
Cook #21762

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