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2014-02355-CH F14040297

JUDICIAL SALE DEED



15124550060

Doc#: 1512455006 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/04/2015 08:56 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 November 19, 2014 in Case No. 14 CH 10329 entitled Wells Fargo Bank, NA vs. Daniel M. Duncan aka Daniel Duncan and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on February 20, 2015, does hereby grant, transfer and convey to Federal National Mortgage Association 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

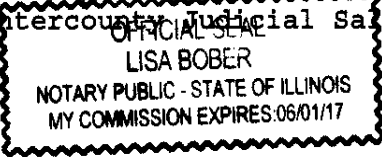
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this April 8, 2015.

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 8, 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 8, 2015.

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

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Rider attached to and made a part of a Judicial Sale Deed dated April 8, 2015 from INTERCOUNTY JUDICIAL SALES CORPORATION to Federal National Mortgage Association and executed pursuant to orders entered in Case No. 14 CH 10329.

LOT 11 IN BLOCK 2 IN TOWN MANOR, A SUBDIVISION OF THE NORTH 100 ACRES OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 322 Morse Drive, Northlake, Illinois 60164

P.I.N. 15-05-212-012-0000

~~RETURN TO:~~

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

GRANTEE CONTACT INFORMATION:

Federal National Mortgage Association
1 S. Wacker Drive, Suite 1400
Chicago, IL 60606

James M. Tieg
312-368-6200

MAIL TAX BILLS TO:

3476 Stateview Blvd.
Fort Mill, SC 29715

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

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F14040297 WELLS

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Daniel M. Duncan aka Daniel Duncan; Unknown
Owners and Non-Record Claimants

Defendants.

CASE NO. 14 CH 10329
Property Address: 322 Morse Drive,
Northlake, Illinois 60164

Kyriakopoulos Calendar 63

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. , 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: 322 Morse Drive, Northlake, Illinois 60164

P.I.N.: 15-05-212-012-0000

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 February 22, 2015.

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 \$57118.24 and that execution issue thereof.

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;

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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~~ ⁶⁰ 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:

322 Morse Drive, Northlake, Illinois 60164

That the Sheriff is further ordered to evict Daniel M. Duncan, now in possession of the premises commonly known as:

322 Morse Drive, Northlake, Illinois 60164

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

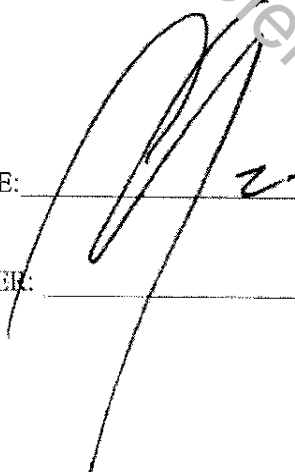
That the Municipality or County may contact the below with concerns about the real property:

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

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Rd., Ste 120
Naperville, IL 60563-4947
630-453-6960 866-402-8661
630-428-4620 (fax)
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232

DATE: _____

ENTER: _____



Judge Anthony V. Camparinos

MAR 24 2015

Circuit Court 2027

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Property of Cook County Clerk's Office

DOROTHY BROWN APR 09 2015

Dorothy Brown

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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 23, 2015

Signature: _____

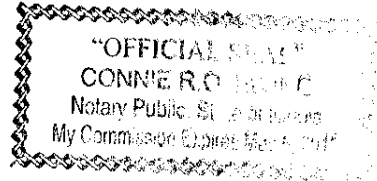
Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 23, day of April, 2015

Notary Public Connie R.O. Ewing



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 23, 2015

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 23, day of April, 2015

Notary Public Connie R.O. Ewing

