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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 November 12, 2014, in Case No. 13 CH 017207, entitled WFLLS FARGO BANK, NA vs. WILLIAM FISCHER, et al, and pursuant to which the premises hereinafter



Doc#: 1512804092 Fee: \$48.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/08/2015 02:51 PM Pg: 1 of 6

described were sold at poblic sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on March 23, 2015, does he say grant, transfer, and convey to WELLS FARGO BANK, NA the following described real estate situated in the Courty of Cook, in the State of Illinois, to have and to hold forever:

LOT 138 IN BRANIGAR'S FOREST VIEW HOMESITES, A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 557 RIDGE AVI NUE, ELK GROVE VILLAGE, IL 60007

Property Index No. 08-28-404-010

Grantor has caused its name to be signed to those presert by its President and CEO on this 29th day of April, 2015.

The Ju/icial Sales Corporation

Codilis & Associates, P.C.

Nancy R. Vallone:

President and Chief Executive Officer

. State of whole

State of IL, County of COOK ss, I, Erin E. McGurk, 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

29th day of April, 2015

Notary Public

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

1512804092D Page: 2 of 6

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Judicial Sale Deed

45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45). Exempt under provision of Paragraph Daniel Walters Buyer, Seller or Representativ ARDC# 6270792 Date

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 13 CH 017207.

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION

One South Wacker Drive, 24th Floor Chicago, Illinois 62606-4650 (312)236-SALE

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

WELLS FARGO BANK, NA 3476 STATEVIEW BLVD. Ft. Mill, SC, 29715

Contact Name and Address:

Contact:

Drew Hohensee

Address:

1 Home Campus Des Moines, IA 50328

Telephone:

414-214-9270

Mail To:

Office 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. 14-13-13693

1512804092D Page: 3 of 6

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File # 14-13-13693

Grantee or Agent

Daniel Walters ARDC# 6270792

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 May 4, 2015 Signature: Grantor or Agent Daniel Walters Subscribed and sworn to before me OFFICIAL SEAL ARDC# 6270792 By the said Agent 5/4/2015 Date Notary Public 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 of sequire title to real estate under the laws of the State of Illinois. Dated May 4, 2015 Signature:

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.

Subscribed and sworn to before me

5/4/2015

By the said Agent

Notary Public _

(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.)

1512804092D Page: 4 of 6

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Calendar Number 55

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

Wells Fargo Bank, NA PLAINTIFF

No. 13 CH 017207

Vs.

William Fischer; Doreen Fischer DEFENDANTS

557 Ridge Avenue Elk Grove Village, IL 60007

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 138 IN BRANIGAR'S FOREST VIFW HOMESITES, A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 557 Ridge Avenue, Elk Gro e Village, IL 60007

Property Index Number: 08-28-404-010

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 giver.

That the sale was fairly and properly made;

That The Judicial Sales Corporation, hereinafter sales officer, has in every respect proceded 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 03/23/2015;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Drew Hohensee, 1 Home Campus Des Moines, IA 50328, 414-214-9270

That justice was done.

IT IS THEREFORE ORDERED:

1512804092D Page: 5 of 6

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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;
- 4. That there shall be an IN REM deficiency Judgment entered in the sum of \$178,570.89 with interest thereon by statue provided, against the subject property;
- 5. That any 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 5/9-1 (7 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 5/15-1:09, 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 William Fischer; Doreen Fischer, 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 dispussess:

William Fischer; Doreen Fischer at the subject property commonly known as:

557 Ridge Avenue Elk Grove Village, IL 60007

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.

I The FOR FACE ORDERED that the Beed 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 recordance or the Deckins and the County Recorder of Deeds is ordered to permit immediate recordance or the Deckins and the County Recorder of Deeds is ordered to permit immediate recordance or the Deckins and the County Recorder of Deeds is ordered to permit immediate recordance or the Deckins and the County Recorder of Deeds is ordered to permit immediate recordance or the Deckins and the County Recorder of Deeds is ordered to permit immediate recordance or the Deckins and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate records and the County Recorder of Deeds is ordered to permit immediate recorder or the Deeds is ordered to permit immediate recorder or the Deeds is ordered to permit immediate records and the Deeds is ordered to permit immediate recorder or the Deeds is ordered to permit immediate recorder or the Deeds is ordered to permit immediate recorder or the Deeds is ordered to permit immediate recorder or the Deeds is ordered to permit immedia

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

ENTER:		Judge Freddrenna M. Lyle
	Judge	APR 17 2015
DATED:		Circuit Court - 2064

1512804092D Page: 6 of 6

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Codilis & Associates, P.C. 15W030 North Frontage Road, Suite 100 Burr Ridge, IL 60527 (630) 794-5300 14-13-13693 Cook #21762

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

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY_____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY