

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 November 12, 2014, in Case No. 13 CH 017207, entitled WELLS FARGO BANK, NA vs. WILLIAM ELSCHER, 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 March 23, 2015, does hereby grant, transfer, and convey to **WELLS FARGO BANK, NA** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

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

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 AVENUE, ELK GROVE VILLAGE, IL 60007


Property Index No. 08-28-404-010

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

BOX 70

Codilis & Associates, P.C.

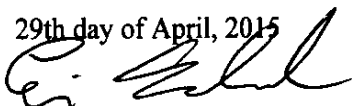
The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

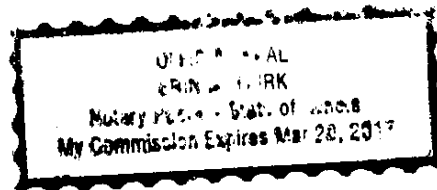
State of IL, County of COOK ss, I, Erin E. McGurk, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as 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

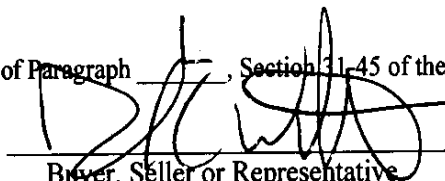


This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

UNOFFICIAL COPY**Judicial Sale Deed**

Exempt under provision of Paragraph 5415, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5415
Date


Buyer, Seller or Representative

Daniel Walters
ARDC# 6270792

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 60606-4650
(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:

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

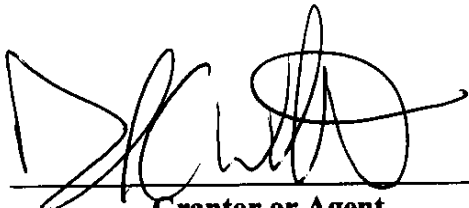
UNOFFICIAL COPY

File # 14-13-13693


STATEMENT BY GRANTOR AND GRANTEE

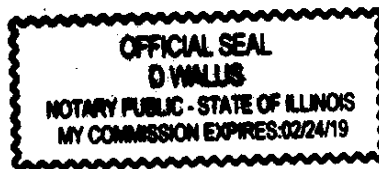
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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

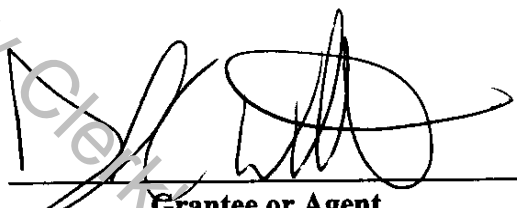
Daniel Walters
ARDC# 6270792

Subscribed and sworn to before me
By the said Agent
Date 5/4/2015
Notary Public 

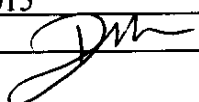


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 or acquire title to real estate under the laws of the State of Illinois.

Dated May 4, 2015

Signature: 
Grantee or Agent

Daniel Walters
ARDC# 6270792

Subscribed and sworn to before me
By the said Agent
Date 5/4/2015
Notary Public 



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

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 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 Avenue, Elk Grove 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 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 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:

UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**