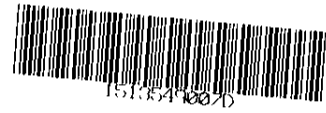


130705

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Doc#: 1513549007 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/15/2015 08:52 AM Pg: 1 of 6

## SHERIFF'S DEED

2011-08498 PT E11110338  
THE GRANTOR, **SHERIFF OF COOK COUNTY, ILLINOIS**, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois on August 11, 2014 in Case No. 12 CH 30576 entitled U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 v. Robert K. Bemont, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on December 5, 2014, does hereby grant, transfer and convey to U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

PREMIER TITLE

Legal: THE SOUTH 60 FEET OF THE NORTH 123 FEET OF LOT 32 IN BLOCK 1 IN THE SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF IRVING PARK BOULEVARD (EXCEPT THE WEST 33 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS

Common Address: 4258 Ruby Street, Schiller Park, Illinois 60176  
P.I.N.: 12-16-402-036-0000

Dated this 1 day of May, 2015

(SEAL)

*Karen A. Yarbrough*  
Cook County, Illinois

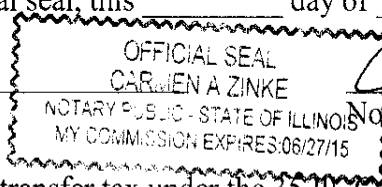
State of Illinois )  
County of Cook ) ss

# UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Thomas personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of MAY 01 2015, 20\_\_.

Commission expires \_\_\_\_\_



Carmen A. Zinke  
Notary Public

This deed shall be exempt from transfer tax under the 35 Ill. Comp. Stat. 200/31-45(l) government instrumentality exemption.

5/12/15 Stephan L...  
Date Buyer, Seller or Representative

Send tax bill to: U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust  
2011-FV1  
P6053-022  
18700 NW Walker Road #512  
Beaverton, Oregon 97006

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

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60563

Return to: Anselmo Lindberg Oliver LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

R412

Grantee Name and Address: **Drew Hohensee / Code Violations**  
**1 Home Campus**  
**Des Moines IA 50328**  
**414-214-9270**

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

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F11110338 WELLS

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

U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1

Plaintiff,

vs.

Robert K. Bemont; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 12 CH 30576  
Property Address: 4258 Ruby Street,  
Schiller Park, Illinois 60176

Loftus Calendar 59

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

THIS CAUSE comes to be heard on Plaintiff, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1, 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: 4258 Ruby Street, Schiller Park, Illinois 60176

P.I.N.: 12-16-402-036-0000

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 December 8, 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;

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That the Plaintiff have and recover an **IN PERSONAM** deficiency judgment against Robert Bemont in the sum of \$78671.66 and that execution issue therefore;

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 20 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:

4258 Ruby Street, Schiller Park, Illinois 60176

That the Sheriff is further ordered to evict Robert K. Bemont, now in possession of the premises commonly known as:

4258 Ruby Street, Schiller Park, Illinois 60176

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: Judge Anna M. Loftus

ENTER: [Signature] APR 21 2015  
Circuit Court - 2102


FREEDMAN ANSELMO LINDBERG LLC  
1771 W. Dixon Rd. Ste 150  
Naperville, IL 60563-4947  
630-431-6960 Fax 630-431-6961  
630-428-4520 (fax)  
Attorney No. Cook 26122, DuPage 291191, Kane 031-26104,  
Peoria 0794, Winnebago 3802, IL 03126232

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

**DOROTHY BROWN** APR 30 2015  
Date *Dorothy Brown*  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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## STATEMENT BY GRANTOR AND GRANTEE

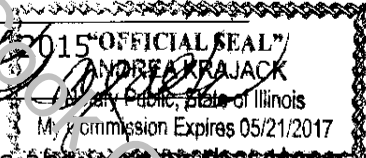
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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      May 13, 2015

Signature: *Stephen Hyung*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said     

This 13, day of May, 2015  
Notary Public *Andrea Krajack*



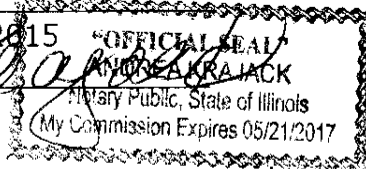
The **grantee** or his agent affirms and certifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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      May 13, 2015

Signature: *Stephen Hyung*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said     

This 13, day of May, 2015  
Notary Public *Andrea Krajack*



Property of [unclear] Clerk's Office