

UNOFFICIAL COPY

File No. PA1006857



JUDICIAL SALE DEED

Doc#: 1514234019 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2015 09:01 AM Pg: 1 of 6

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 29, 2014, in Case No. 10 CH 11614, entitled PENNYMAC HOLDINGS, LLC vs. AUSET HILL A/K/A AUSET

HOWARD, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 35 ILCS 5/15-1507(c) by said grantor on January 15, 2015, does hereby grant, transfer, and convey to **PENNYMAC CORP.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

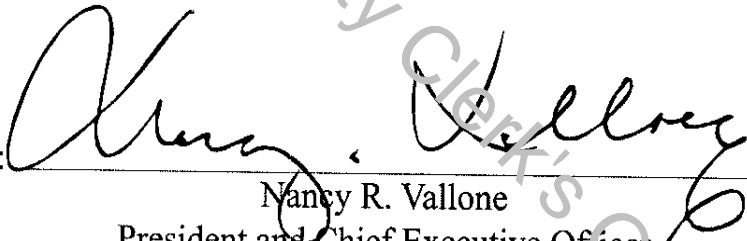
THE NORTH 1 FOOT OF LOT 39, LOT 40 AND THE SOUTH 5 FEET OF LOT 41 IN BLOCK 3 IN BLUE ISLAND PARK ADDITION, A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 12331 SOUTH LINCOLN STREET, CALUMET PARK, IL 60827

Property Index No. 25-30-402-054-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 21st day of May, 2015.

The Judicial Sales Corporation

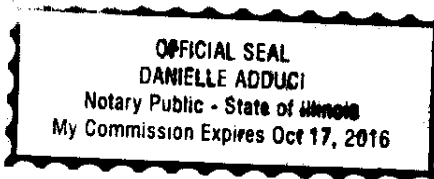
By: 
Nancy R. Vallone
President and Chief Executive Officer

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

21st day of May, 2015


Notary Public




RECORD REVIEWER

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

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Judicial Sale Deed

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).

5-21-15
Date

Dalea [Signature]
Buyer, Seller or Representative

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:

Attention: Foreclosure Dept.

Grantee: PENNYMAC CORP.
Mailing Address: 27001 AGOURA ROAD
Calabasas, CA 91301

Telephone: 818-746-2316

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1006857

Property of Cook County Clerk's Office

Penny Mac
10-06857

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STATEMENT BY GRANTOR AND GRANTEE

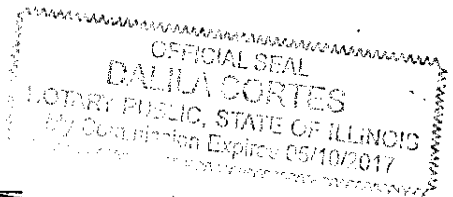
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 21, 2015

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID [Signature]
THIS 21 DAY OF May
2015.

NOTARY PUBLIC [Signature]



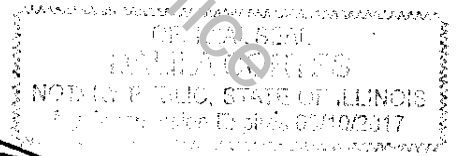
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Date May 21, 2015

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID [Signature]
THIS 21 DAY OF May
2015.

NOTARY PUBLIC [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a 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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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

Exhibit

PENNYMAC HOLDINGS, LLC

Plaintiff,

-v.-

10 CH 11614
12331 SOUTH LINCOLN STREET
CALUMET PARK, IL 60827

AUSET HILL, AKA, AUSET HOWARD, UNKNOWN
HEIRS AND LEGATEES OF AUSET HILL, IF ANY,
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,
FIFTH THIRD MORTGAGE COMPANY

Calendar #63 JUDGE A. KYRIAKOPOULOS

Defendants

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:

THE NORTH 1 FOOT OF LOT 39, LOT 40 AND THE SOUTH 5 FEET OF LOT 41 IN BLOCK 3 IN BLUE ISLAND PARK ADDITION, A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 12331 SOUTH LINCOLN STREET, CALUMET PARK, IL 60827

Property Index No. 25-30-402-054-0000.

Due notice of said motion 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) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on December 4, 2014

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer 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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Order Approving Report of Sale

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;

That there shall be an IN REM deficiency judgment entered in the sum of \$160,203.31 with interest thereon as by statute provided, against the subject property

That The 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 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMPL).

That upon request by the successful bidder, PENNYMAC HOLDINGS, LLC, or assignee and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

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

Grantee or Mortgagee: PENNYMAC CORP.
 Contact: ALI SHARAFDIN
 Address: 6101 CONDOR DRIVE, SUITE 200
 MORTPARK, CA 93021
 Telephone Number: (866) 695-1122

IT IS FURTHER ORDERED:

That upon request by the successful bidder, PENNYMAC HOLDINGS, LLC, or assignee is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess AUSET HILL A/K/A AUSET HOWARD from the premises commonly known as 12331 SOUTH LINCOLN STREET, CALUMET PARK, IL, 60827

That the Sheriff cannot evict until 30 days after the entry of this order.

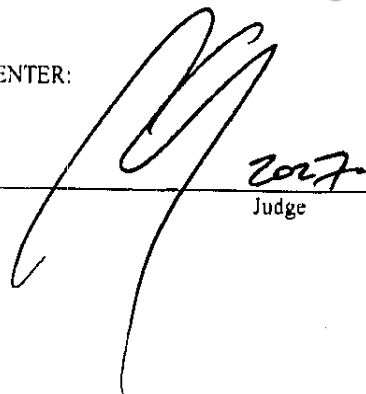
No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

That the Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor.

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

Date: _____

ENTER: _____



2027
 Judge

PIERCE & ASSOCIATES
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Attorney File No. PA1006857
 Attorney Code. 91220
 Case Number: 10 CH 11614
 TJSC#: 34-17089

Judge Anthony C. Kymakopoulos
 FEB 04 2015
 Circuit Court 2027

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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 MAY 19 2015
Date *Dorothy Brown*
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

