

2011-03445-PT F11050264

JUDICIAL SALE DEED



Doc#: 1514649027 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/26/2015 09:00 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 October 7, 2014 in Case No. 11 CH 19041 entitled Wells Fargo Bank, N.A. vs. Marian Cybulski and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 9, 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:

PREMIER TITLE

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 May 12, 2015.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest [Signature] Secretary

[Signature] President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on May 12, 2015 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



[Signature] Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45 (1) [Signature] May 12, 2015.

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

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F11050264

Rider attached to and made a part of a Judicial Sale Deed dated May 12, 2015 from INTERCOUNTY JUDICIAL SALES CORPORATION to Federal National Mortgage Association and executed pursuant to orders entered in Case No. 11 CH 19041.

LOT 34 IN BLOCK 7 IN WESTBROOK UNIT NO. 8 BEING MILLS AND SONS SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2545 Silver Creek Drive, Franklin Park, Illinois 60131

P.I.N. 12-28-408-034-0000

**RETURN TO:**

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

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

**GRANTEE CONTACT INFORMATION:**

*Federal National Mortgage Association*

1 S. Wacker Dr., Suite 1400  
Chicago, IL 60606

**MAIL TAX BILLS TO:**

*James Tlegen*  
*18700 NW Walker Rd. #512*  
*Beaverton, OR 97006*  
*(312) 308-6200*

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F11050264 WELLS

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

Wells Fargo Bank, NA

Plaintiff,

vs.

Marian Cybulski; Unknown Owners and Non-Record  
Claimants

Defendants.

CASE NO. 11 CH 19041  
Property Address: 2545 Silver Creek Drive,  
Franklin Park, Illinois 60131

Meyerson Calendar 56

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

THIS CAUSE comes to be heard on Plaintiff, Wells Fargo Bank, NA, 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: 2545 Silver Creek Drive, Franklin Park, Illinois 60131

P.I.N.: 12-28-408-034-0000

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 January 11, 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 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 ~~immediately~~ <sup>30 days</sup> from the entry of this Order without further Order of Court, as provided in 735 ILCS 5/15-1701(c)(2);

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:

2545 Silver Creek Drive, Franklin Park, Illinois 60131

That the Sheriff is further ordered to evict Marian Cybalski, now in possession of the premises commonly known

as:

2545 Silver Creek Drive, Franklin Park, Illinois 60131

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

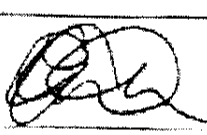
That the Municipality or County may contact the below with concerns about the real property:

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

Judge Pamela McLean Arnyson

DATE \_\_\_\_\_

MAY 01 2015

ENTER: 

Circuit Court - 2097

FREEDMAN ANSELMO LINDBERG LLC  
1331 W. Ditch Rd., Ste 150  
Vandalia, IL 61561-4647  
(417-433-0960) (866-403-8661)  
(618-428-4629) (fax)  
Agency No. Cook 26122, DuPage 293193, Kane 031 26104,  
Peoria 1794, Winnebago 3822 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.

Date **DOROTHY BROWN MAY 14 2015**

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



