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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 March 13, 2013, in Case No. 11 CH 039817, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. LORA J. DREYER A/K/A LORA DREYER, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in

Doc#: 1515216047 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2015 12:37 PM Pg: 1 of 6

compliance with 735 ILCS 5/15-1507(c) by said grantor on July 17, 2013, does hereby grant, transfer, and convey to **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

BUILDING NO. 5 UNIT NO. 201 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CLOISTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25475180 IN THE SOUTHEAST 1/4 OF SECTION 16 TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Commonly known as 4823 W. 109TH STREET, UNIT 201, OAK LAWN, IL 60453

Property Index No. 24-16-409-051-1053

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 20th day of September, 2013.

The Judicial Sales Corporation

BOX 70

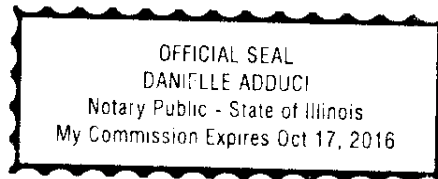
Nancy R. Vallone
Nancy R. Vallone
Chief Executive Officer

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 Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Chief Executive Officer 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

20th day of September, 2013

Danielle Adduci
Notary Public



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


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Judicial Sale Deed

5-29-15

Date


Buyer, Seller or Representative



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 11 CH 039817.

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:

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by assignment
77 West Jackson Blvd, Rm 2200
Chicago, IL, 60604

Contact Name and Address:

Contact: Michaelson, Connor, and Boul, Inc. Pam Pounds, as Delegate for HUD
Address: 4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108
Telephone: 877-517-4488

Mail To:

CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE, IL 60527
(630) 794-5300

Att. No. 21762
File No. 14-11-23918

Property of Cook County Clerk's Office

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File # 14-11-23918

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 29, 2015

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 5/29/2015
Notary Public Ann M Lawrence



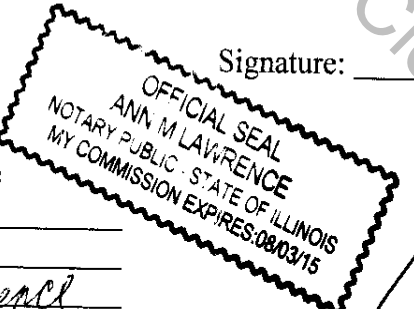
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 29, 2015

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 5/29/2015
Notary Public Ann M Lawrence



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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EXHIBIT

Calendar Number 60

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

JPMorgan Chase Bank, National Association
PLAINTIFF

Vs.

Lora J. Dreyer a/k/a Lora Dreyer; Cloister Condominium
Association
DEFENDANTS

No. 11 CH 039817

4823 W. 109th Street, Unit 201
Oak Lawn, IL 60453

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:

BUILDING NO. 5 UNIT NO. 201 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CLOISTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25475180 IN THE SOUTHEAST 1/4 OF SECTION 16 TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Commonly known as: 4823 W. 109th Street, Unit 201, Oak Lawn, IL 60453

Property Index Number: 24-16-409-051-1053

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 Condo/Townhouse;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 07/19/2013;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through:

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Pam Pounds, as Delegate for HUD
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108
1-877-517-4488

That justice was done.

IT IS THEREFORE ORDERED:

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 IN PERSONAM deficiency judgment entered in the sum of \$77,123.56 with the interest thereon as by statute provided against, Lora J. Dreyer a/k/a Lora Dreyer

735 ILCS 5/9-117 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 5/15-1509, 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 Lora J. Dreyer a/k/a Lora Dreyer; Cloister Condominium Association, 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 dispossess:

Lora J. Dreyer a/k/a Lora Dreyer at the subject property commonly known as:

4823 W. 109th Street, Unit 201
Oak Lawn, IL 60453

30 days after entry of this order. The sheriff is authorized to use any and all such force as may be necessary to cause possession of the premises to be surrendered to the successful bidder and to insure that the successful bidder is able to take possession thereof and securing possession to the successful bidder.

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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.

IT IS FURTHER ORDERED that the Deed 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 recordation of the Deed issued hereunder without affixing any transfer stamps.

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

ENTER: _____
Judge

DATED: _____

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-11-23918
Cook #21762

SEP 04 2013
CLERK'S OFFICE

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

Property of Cook County Clerk's Office