File No. PA1318152

UNOFFICIAL CO

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 January 8, 2015, in Case No. 14 CH 11861, entitled NATIONAL HOME INVESTORS, LLC vs. EMMANUEL

Doc#: 1515615003 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/05/2015 09:02 AM Pg: 1 of 5

NANA, 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 April 21, 2015, does hereby grant, transfer, and convey to NATIONAL ACME INVESTORS the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 71 IN HENNING E. JOHNSON'S SECOND ADDITION TO MEADOW LANE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTH LAST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART ACQUIRED FOR PUBLIC HIGHWAY) IN COOK COUNTY, ILLINOIS.

Commonly known as 1424 EAST 154TH PLACE, DOLTON, IL 60419

Property Index No. 29-14-225-007-0000

Grantor has caused its name to be signed to those present by i.s. President and CEO on this 1st day of June, 2015.

The Judicial Sales Corporation

Yancy 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

1st day of June

OFFICIAL SEAL DANIELLE ACQUOI Notary Public - State of Ill nois My Commission Expires Oct 17, 2016

Continue

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Judicial Sale Deed

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, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).
10/4/15 Date	Buyer, Selleron Representative
Grantor's Name and A THE JUDICIAL S One South Wacker Chicago, Illino's 60 (312)236-SALE	ALES CORPORATION Drive, 24th Floor
Grantee's Name and	d Address and mail tax bills to:
Attention:	O _F
Grantee: Mailing Address:	NATIONAL HOME INVESTORS 707 ALDRIDGE DRIVE
Telephone:	VACAVILLE, CA 95158
Mail To:	$\mathcal{A}_{\mathcal{P}}}}}}}}}}$
PIERCE & ASSOCIAT One North Dearborn St CHICAGO, IL,60602 (312) 476-5500 Att. No. 91220 File No. PA1318152	

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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	June 3	, 20 <u>15</u>	
	DOM:		Signature: Grantor or Agent
			Of white Doll Agent
Subscribed	and sworn to before rate		
By the said	*		OFFICIAL SEAL
	, day of June	, 20 15	CARYN CAUDLE
	olic Casyn	Court	NOTARY PUBLIC. STATE OF ILLINOIS My Commission Expires 02/23/2018
The grante	ee or his agent affirms	and verifies that	the name of the grantee shown on the deed o
assignment	of beneficial interest	in a land trust is	either a natural person, an Illinois corporation o
foreign cor	poration authorized to	do business or a	a ouire and hold title to real estate in Illinois,
partnership	authorized to do busir	less or acquire an	d hold title to real estate in Illinois or other entity
recognized	as a person and authori	zed to do busines:	s or acquire title to real estate under the laws of the
State of Illi			
Date	June 3	, 20 <u>15</u>	-04
		Sig	mature:
		·	Granter or Agent
Subscribed	and sworn to before me	;	
By the said	Agent		OFFICIAL SEAL
	_, day of June	, 20_15	<pre> CARYN CAUDIF CARYN CAUDIF </pre>
Notary Pub	lic Chyn Ca	udle_	NOTARY PUBLIC. STATE OF ILLINOIS My Commission Expires 02/23/2018
Note: Any	person who knowingly	submits a false sta	atement concerning the identity of a Grantee shal
			and of a Class A mind of a Class A mind of

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

NATIONAL HOME INVESTORS, LLC

Plaintiff,

-V.-

14 CH 11861 1424 EAST 154TH PLACE DOLTON, IL 60419

EMMANUEL NANA, UNKNOWN OWNERS AND NON RECORD CLAIMANTS

Calendar #59 JUDGE LOFTUS

Defendants

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

This cause comes to be heard on Pl'amiff's motion for the entry of an Order Approving the Report of Sale and Distribution, confirming the sale of the premises, which ?.e the subject of the matter captioned above and described as:

LOT 71 IN HENNING E. JOHNSON'S SECOND ADDITION TO MEADOW LANE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE HORTHEAST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF (1H). THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART ACQUIRED FOR PUBLIC HIGHWAY) IN COOK COULTY, ILLINOIS.

Commonly known as 1424 EAST 154TH PLACE, DOLTON, IL 60419

Property Index No. 29-14-225-007-0000.

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 vacant single family unit;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on April 23, 2015

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;

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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UNOFFICIAL COPY Report of Sale

That there shall be an IN REM deficiency judgment entered in the sum of \$63,698.31 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 (IMFL).

That upon request by the successful bidder, NATIONAL HOME INVESTORS, 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	~-	Mare	
тиминес	u	IVIUI .	24 -

NATIONAL HOME INVESTORS, LLC

Contact:

CANDICE BRADLEY

Address:

707 ALDRIDGE DRIVE, SUITE B

VACAVILLE, CA 95688

Telephone Number:

(707) 816-7696

IT IS FURTHER ORDERED:

That upon request by the successful oid Jer, NATIONAL HOME INVESTORS, 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 EMMANUEL NANA from the premises commonly known as 1424 EAST 154TH PLACE, DOLTON, IL, 60419

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 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.

		Juog - Panna IVI. Loitus	
Date:	ENTER:	MAY 2 1 2015	
		Circuit Courí - ≥102	
		Indee	_

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1318152
Attorney Code. 91220
Case Number: 14 CH 11861

TJSC#: 35-394