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2015-02894-F F13030269
JUDICIAL SALE DEED



Doc#: 1516149024 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/10/2015 03:49 PM Pg: 1 of 7

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 September 2, 2014 in Case No. 13 CH 12347 entitled U.S. Bank National Association, as Trustee vs. Pascual Miranda 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 National Association, as Trustee on behalf of the holders of the Terwin Mortgage Trust 2006-7, Asset-Backed Certificates, TMTS Series 2006-7 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 June 2, 2015.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on June 2, 2015 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



Lisa Bober
Notary Public

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

Exempt from tax under 35 ILCS 200/31-45(1) *Alpho* June 2, 2015.

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

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Rider attached to and made a part of a Judicial Sale Deed dated June 2, 2015 from INTERCOUNTY JUDICIAL SALES CORPORATION to U.S. Bank National Association, as Trustee on behalf of the holders of the Terwin Mortgage Trust 2006-7, Asset-Backed Certificates, TMS Series 2006-7 and executed pursuant to orders entered in Case No. 13 CH 12347.

LOT 94 IN F.B. HATHAWAY'S ADDITION TO MORTON PARK, BEING A SUBDIVISION OF BLOCK 6 AND 7 IN BALDWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3205 South 54th Avenue, Cicero, Illinois 60804

P.I.N. 16-33-111-003-0000

~~RETURN TO:~~

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

GRANTEE CONTACT INFORMATION:

U.S. Bank National Association, as Trustee on behalf of the holders of the Terwin Mortgage Trust 2006-7, Asset-Backed Certificates, TMS Series 2006-7

8742 Lucent Blvd., Suite 575
Highlands Ranch, CO 80129

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

MAIL TAX BILLS TO:

SLS
8742 Lucent Blvd, suite 300
Highlands Ranch, Colorado 80129
(800) 675-8133

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F13030269 SLS

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

U.S. Bank National Association, as Trustee on behalf
of the holders of the Terwin Mortgage Trust 2006-7,
Asset-Backed Certificates, TMTS Series 2006-7

Plaintiff,

vs.

Pascual Miranda; Specialized Loan Servicing, LLC;
Mortgage Electronic Registration Systems, Inc.;
Portfolio Recovery Associates, LLC; Carmela
Ramirez; Unknown Owners and Non-Record
Claimants

Defendants.

CASE NO. 13 CH 12347
Property Address: 3205 South 54th
Avenue, Cicero, Illinois 60804

Mullen Calendar 60

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

THIS CAUSE comes to be heard on Plaintiff, U.S. Bank National Association, as Trustee on behalf of the holders of the Terwin Mortgage Trust 2006-7, Asset-Backed Certificates, TMTS Series 2006-7, 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: 3205 South 54th Avenue, Cicero, Illinois 60804

P.I.N.: 16-33-111-003-0000

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 11, 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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Legal Description

LOT 94 IN F.B. HATHAWAY'S ADDITION TO MORTON PARK, BEING A SUBDIVISION OF BLOCK 6 AND 7 IN BALDWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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That the Plaintiff have and recover an IN PERSONAM deficiency judgment against Pascual Miranda in the sum of \$185966.76 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 5/5-1509;

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 ⁶⁰ days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/5-1701;

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:

3205 South 54th Avenue, Cicero, Illinois 60804

That the Sheriff is further ordered to evict Pascual Miranda, Carmela Ramirez, now in possession of the premises commonly known as:

3205 South 54th Avenue, Cicero, Illinois 60804

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:

Specialized Asset Management LLC
8742 Lucent Blvd., Suite 575
Highlands Ranch, Colorado 80129
866-625-8133

DATE: _____
ENTER: _____

ANSELMO LINDBERG OLIVER LLC
1771 W. Dixie Rd., Ste. 20
Naperville, IL 60563-4947
630-453-6966 / 866-402-1661
630-428-4620 / fax
Attorney No. Cook 58853, DuPage 293191, Kane 031-00104,
Peoria 1794, Winnebago 3802, IL 01126212

Judge Michael T. Mullen

MAY 19 2015

Circuit Court-2084

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I hereby certify that the document to which this
certification is affixed is a true copy.
DOROTHY BROWN JUN 04 2015
Date: *Dorothy Brown*
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



