

UNOFFICIAL COPY



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 November 17, 2014, in Case No. 12 CH 26977, entitled GMAT LEGAL TITLE TRUST 2013-1, U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE

Doc#: 1516829096 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2015 04:01 PM Pg: 1 of 5

TRUSTEE, vs. BARBARA A. PROVO, 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 February 18, 2015, does hereby grant, transfer, and convey to **GMAT LEGAL TITLE TRUST 2013-1, U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


THE NORTH 1/2 OF THE EAST 1/2 OF LOT 1 IN BLOCK 10 IN RIDGEWOOD GARDENS ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY LOCATED THROUGH SAID SECTION 31, ALSO EXCEPT THE WEST 8 FEET RESERVED FOR PUBLIC USES, IN COOK COUNTY, ILLINOIS.

Commonly known as 18404 RIDGEWOOD AVE., Lansing, IL 60438

Property Index No. 30-31-418-016-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 10th day of June, 2015.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

CCRD REVIEWER 

UNOFFICIAL COPY

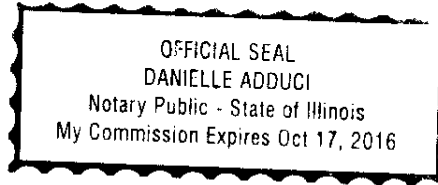
Judicial Sale Deed

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

10th day of June, 2015

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 2, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

6/11/15
Date

[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:

GMAT LEGAL TITLE TRUST 2013-1, U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE
8742 Lucent Blvd.
Highlands Ranch, CO 80129

Contact Name and Address:

Contact: Specialized Loan Servicing
Address: 8742 Lucent Blvd
Highlands Ranch, CO 80129
Telephone: 303-895-2967

Mail To:

HAUSELMAN, RAPPIN & OLSWANG, LTD.
29 E. Madison, Ste.950
CHICAGO, IL,60602
(312) 372-2020
Att. No. 4452
File No. 12-6500-520

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

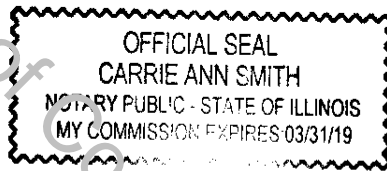
The grantors affirm that, to the best of their knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 15, 2015.



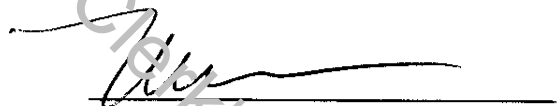
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor or agent this 15th day of June, 2015.


Notary Public

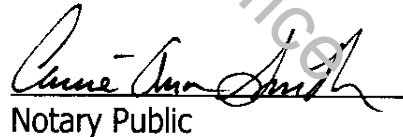
The grantee or its agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: June 15, 2015



Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee or agent this 15th day of June, 2015.


Notary Public

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

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

GMAT LEGAL TITLE TRUST 2013-1, U.S. BANK
NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE,

Plaintiff,

-v.-

12 CH 26977
18404 RIDGEWOOD AVE
Lansing, IL 60438

BARBARA A. PROVO, UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS

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 1/2 OF THE EAST 1/2 OF LOT 1 IN BLOCK 10 IN RIDGEWOOD GARDENS ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY LOCATED THROUGH SAID SECTION 31, ALSO EXCEPT THE WEST 8 FEET RESERVED FOR PUBLIC USES, IN COOK COUNTY, ILLINOIS.

Commonly known as 18404 RIDGEWOOD AVE, Lansing, IL 60438

Property Index No. 30-31-418-016-0000.

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 2.5.15

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;

UNOFFICIAL COPY

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 \$112,445.46 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, including any insurers, investors, and agents of Plaintiff 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:

Contact:

Address:

Telephone Number:

Specialized Loan Servicing
Joseph Hirsch
8742 Lucent Blvd
Highlands Ranch, CO 80129
303-895-2767

IT IS FURTHER ORDERED:

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff 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 LAFARA A. PROVO from the premises commonly known as 18404 RIDGEWOOD AVE, Lansing, IL, 60438

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.

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: _____

Judge

HAUSELMAN, RAPPIN & OLSWANG, LTD.
29 E. Madison, Ste.950
CHICAGO, IL 60602
(312) 372-2020
Attorney File No. 12-6500-520
Attorney Code. 4452
Case Number: 12 CH 26977
TJSC#: 34-21849

Judge Loretta Eadie-Daniels

MAY 11 2015

Circuit Court - 1813