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JUDICIAL SALE DEED

Doc#: 1516834096 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2015 01:16 PM Pg: 1 of 6

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 July 16, 2014, in Case No. 13 CH 016851, entitled CROWN MORTGAGE COMPANY vs. IRA L. MASON A/K/A IRA LEROY MASON, 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 May 1, 2015, does hereby grant, transfer, and convey to **THE SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, successors and assigns, at VA Regional Loan Center, 1 Federal Drive Ft. Snelling St. Paul, MN 55111-4050** by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 240 IN J. E. MERRION'S COUNTRY CLUB HILLS UNIT NO. 8, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4740 W. 176TH STREET, COUNTRY CLUB HILLS, IL 60478

Property Index No. 28-34-107-035

Grantor has caused its name to be signed to those present by its President and CEO on this 12th day of June, 2015.

The Judicial Sales Corporation

BOX 70
Codilis & Associates, P.C.

By:

Nancy R. Vallone
President and Chief Executive Officer

State of IL, County of COOK ss, I, Erin E. McGurk, 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

12th day of June, 2015

Notary Public



CORD REVIEWED

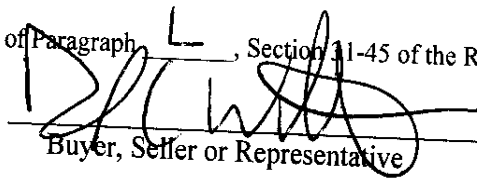
UNOFFICIAL COPY**Judicial Sale Deed**

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 L, Section 11-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

6-16-15

Date



Buyer, Seller or Representative

 Daniel Walters
 ARDC# 6270792

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 13 CH 016851.

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 VETERANS AFFAIRS, an officer of the United States of America, successors and assigns, at VA
 Regional Loan Center, 1 Federal Drive, Ft. Snelling St. Paul, MN 55111-4050 by assignment

2122 W. TAYLOR

Chicago, IL, 60612

Contact Name and Address:

Contact: DONALD MURNO

Address: BISHOP WHIPPLE FEDERAL BUILDING

St. Paul, MN 55111

Telephone: 612-970-5504

Mail To:

M. Moses

CODILIS & ASSOCIATES, P.C.

Matthew Moses, ARDC #6278082

15W030 NORTH FRONTAGE ROAD, SUITE 100

BURR RIDGE, IL, 60527

(630) 794-5300

Att. No. 21762

File No. 14-13-15559

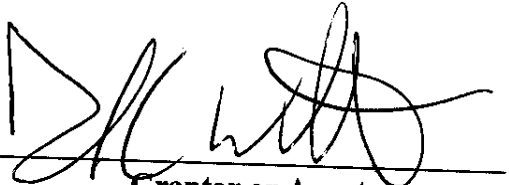
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File # 14-13-15559

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 June 16, 2015

Signature: 
Grantor or Agent

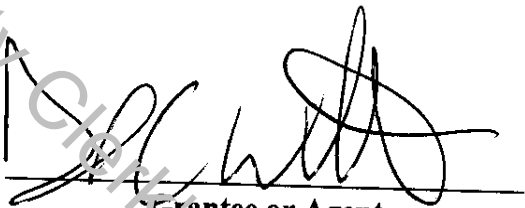
Subscribed and sworn to before me
By the said Agent
Date 6/16/2015
Notary Public Nicole Mack



Daniel Walters
ARDC# 6270792

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 June 16, 2015

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 6/16/2015
Notary Public Nicole Mack



Daniel Walters
ARDC# 6270792

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 64

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

Crown Mortgage Company
PLAINTIFF

Vs.

Ira I. Mason a/k/a Ira Leroy Mason; Cynthia A. Mason;
Portfolio Recovery Associates, LLC; City of Country
Club Hills; Unknown Owners and Nonrecord Claimants;
Ford Motor Credit Company, LLC
DEFENDANTS

No. 13 CH 016851

4740 W. 176th Street
Country Club Hills, IL 60478

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:

LOT 240 IN J. E. MERRION'S COUNTRY CLUB HILLS UNIT NO. 8, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4740 W. 176th Street, Country Club Hills, IL 60478

Property Index Number: 28-34-107-035

Due notice of sale motions having been given, the Court having examined said report and been 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 Single Family Home;

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That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 05/03/2015;

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

Richard A. Bodem
6141 West 95th Street
Oak Lawn, IL 60453
708-857-1831

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 an IN REM deficiency Judgment entered in the sum of \$82,110.98 with interest thereon by statute provided, against the subject property;
5. That any 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 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 Ira L. Mason a/k/a Ira Leroy Mason; Cynthia A. Mason; Portfolio Recovery Associates, LLC; City of Country Club Hills; Ford Motor Credit Company, LLC, 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:

Ira L. Mason a/k/a Ira Leroy Mason; Cynthia A. Mason at the subject property commonly known as:

4740 W. 176th Street
Country Club Hills, IL 60478

30 days after entry of this order.

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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 exempt from all transfer taxes, either state, county or local/municipal and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer or exemption stamps of any nature.

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

ENTER: _____
Judge

DATED: _____

ENTERED
JUDGE ROBERT E. SENECHALLE -1915
MAY 29 2015
DEPUTY CLERK

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-13-15559
Cook #21762

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office