

2010-05358-PT/C10090042

THE GRANTOR, SHERIFF OF COOK

COUNTY, ILLINOIS, pursuant to and

under the authority conferred by the

provisions of a Judgment of Foreclosure

and Sale entered by the Circuit Court of

Cook County, Illinois on November 27,

2012 in Case No. 10 CH 40760 entitled

JPMorgan Chase Bank, N.A. v. Antonio

Vergara Perez, et al., and pursuant to

which the mortgaged real estate

hereinafter described was sold at public

sale by said Grantor on February 28,

2013, does hereby grant, transfer and

convey to The Secretary of Housing and

Urban Development, the following

described real estate situated in Cook

County, State of Illinois, to have and to

hold forever:



Doc#: 1517322065 Fee: \$50.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/22/2015 11:38 AM Pg: 1 of 7

Legal: THE SOUTH 28 FEET OF THE EAST 1/2 OF LOT 27, IN THE CHICAGO TITLE AND TRUST COMPANY SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 5746 South Talman Avenue, Chicago, Illinois 60629

P.I.N.: 19-13-214-030-0000

Dated this 22<sup>nd</sup> day of MAY, 2013.

(SEAL)

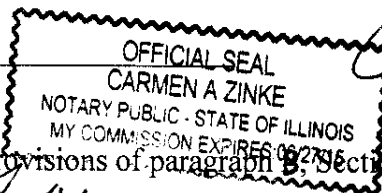
Darren Rybar 11153  
Cook County, Illinois

State of Illinois )  
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid. DO HEREBY CERTIFY THAT Darren Rybar personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this MAY 22 2013, 2013.

Commission expires \_\_\_\_\_



Carmen A. Zinke  
Notary Public

This deed is exempt under provisions of paragraph 2, Section 4, Real Estate Transfer Act

Date 5/15 Stephen Lopez  
Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to: The Secretary of Housing and Urban Development  
77 W. Jackson Blvd, 27<sup>th</sup> Floor  
Chicago, IL 60604

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

**UNOFFICIAL COPY**

Prepared by: Steve Lindberg, 1807 W. Diehl Rd., Ste 333, Naperville, IL 60563


~~Wendy~~ Freedman Anselmo Lindberg LLC, 1807 W. Diehl Rd., Suite 333, Naperville, IL 60563.



Hamington, Moran, Bertrdale Inc.  
 330 Main street  
 Hartford CT 06106  
 (860) 244-2783

R412

Return to:

PREMIER TITLE  
 1350 W. NORTHWEST HWY  
 ARLINGTON HEIGHTS, IL 60004  
 847-255-7100

REAL ESTATE TRANSFER TAX		22-Jun-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
19-13-214-030-0000   20150601698030   1-695-290-240		

REAL ESTATE TRANSFER TAX		22-Jun-2015
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-13-214-030-0000   20150601698030   1-707-975-552		

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

C10090042 CHOH

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

JPMorgan Chase Bank, N.A.

Plaintiff,

vs.

Antonio Vergara Perez; Reynalda Vergara; Unknown  
Owners and Non-Record Claimants

Defendants.

CASE NO. 10 CH 40760  
Property Address: 5746 South Talman  
Avenue, Chicago, Illinois 60629

Kyriakopoulos Calendar 63

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

THIS CAUSE comes to be heard on Plaintiff, JPMorgan Chase Bank, N.A., 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: 5746 South Talman Avenue, Chicago, Illinois 60629

P.I.N.: 19-13-214-030-0000

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 3/2/2013;

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, and a proceeds check may be issued to Chase Home Finance, LLC, the current Loan Servicer named in the Complaint to Foreclose a Mortgage;

That the Plaintiff have and recover an IN PERSONAM deficiency judgment against Antonio Vergara

# UNOFFICIAL COPY

Perez in the sum of \$159510.25 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 5/15-1509;

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.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

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:  
5746 South Talman Avenue, Chicago, Illinois 60629

That the Sheriff is further ordered to evict Antonio Vergara Perez; Reynalda Vergara, now in possession of the premises commonly known as:  
5746 South Talman Avenue, Chicago, Illinois 60629

That there be no just cause for delay in the enforcement of or appeal from this Order.

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

That the Municipality or County may contact the below with concerns about the real property:

My Ron McGee, 10 S. Dearborn, 15th Floor, Mail Code: IL 1-0020, Chicago, IL 60603  
Office: 312-732-4268, Cell: 312-919-5738

DATE: \_\_\_\_\_

ENTERED:

Judge \_\_\_\_\_

Judge Anthony C. Kyrleopoulos  
APR 29 2013  
Circuit Court 2027

FREEDMAN ANSELMO LINDBERG LLC  
1807 W. Diehl Rd., Ste 333  
Naperville, IL 60563  
EMAIL: FALForeclosureNotice@gmail.com  
630-453-6960 866-402-3661  
630-428-4620 (fax)

Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,  
Peoria 1794, Winnebago 3802, IL 03126232  
Louis Freedman- 3126104, Thomas Anselmo- 3125949, Steven Lindberg- 3126232,  
Doug Oliver - 6273607, Clay A. Mosberg- 1972316, Karl V. Meyer- 6220397, Bryan D. Hughes- 6300070,  
Ann W. Lopez- 6190037, Jonathan Nusgart- 6211908, William B. Kalbac- 6301771,  
G. Stephen Caravajal, Jr. - 6284718, Christopher Iaria- 6301746, Christopher Weldon- 6287653,  
Michael Anselmo- 6307649, Teena Thomas- 6304145, Molly Glanz- 6307821, Colin Winters- 6297980,  
John A. Blatt- 6301494, Nisha B. Parikh- 6298613, Jinsun Koh- 6307935


# UNOFFICIAL COPY

Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

Date 5-21-13 *Dorothy Brown*

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



# UNOFFICIAL COPY

**Legal Description**

THE SOUTH 28 FEET OF THE EAST 1/2 OF LOT 27, IN THE CHICAGO TITLE AND TRUST COMPANY SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

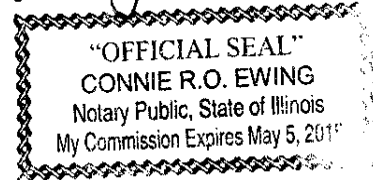
## STATEMENT BY GRANTOR AND GRANTEE

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 January 8, 2015

Signature: *Stephen Ryany*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 8, day of January, 2015  
Notary Public *Connie R.O. Ewing*



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.

Date January 8, 2015

Signature: *Stephen Ryany*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 8, day of January, 2015  
Notary Public *Connie R.O. Ewing*

