

# UNOFFICIAL COPY

1-10870

11 2009-07171-PT/W0900088

## SHERIFF'S DEED



Doc#: 1520349203 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/22/2015 11:36 AM Pg: 1 of 7

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 February 10, 2014 in Case No. 09 CH 50181 entitled HSBC Bank USA, as Trustee for MANA 2007-A2 v. Aaron Zeitner a/k/a Aaron P. Zeitner, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on February 25, 2015, does hereby grant, transfer and convey to HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, MANA Series 2007-A2, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

REAL ESTATE TRANSFER TAX		22-Jul-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-20-426-056-1008   20150701608385   0-968-215-424		

REAL ESTATE TRANSFER TAX		22-Jul-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-20-426-056-1008   20150701608385   0-257-661-824		

### Legal: PARCEL 1:

UNIT 911-2-N IN THE RESIDENCE AT CLARK AND SCHOOL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 14, 15, 16, 17, 18 AND 19 IN THE RESUBDIVISION OF BLOCK 2 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 17, 2006 AS DOCUMENT 0622912000, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS THEY ARE FILED OF RECORD PURSUANT TO THE DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION, AS THOUGH CONVEYED HEREBY.

### PARCEL 2:

A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE P-15, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

Common Address: 911 West School Street, Unit 2N, Chicago, IL 60657

P.I.N.: 14-20-426-056-1008 (new); 14-20-426-001-0000 (old); 14-20-426-002-0000 (old);

14-20-426-021-0000 (old)

## PREMIER TITLE

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Dated this 11<sup>th</sup> day of May, 2015

(SEAL)

Joshua Thomas #11024  
Cook County, Illinois

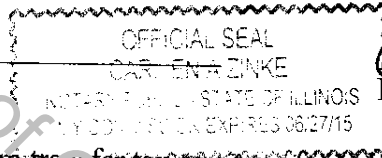
State of Illinois )  
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Thomas 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.

**MAY 11 2015**

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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



Carlena Zinke  
Notary Public

This deed shall be exempt from transfer tax as a transfer to holder of the mortgage pursuant to foreclosure proceeding. 35 Ill. Comp. Stat. 200/31-45(L).

5/12/15 Stephen Ly...  
Date Buyer, Seller or Representative

Send tax bill to: HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, MANA Series 2007-A2  
3476 Stateview Blvd.  
Fort Mill, South Carolina 29715

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

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60562

~~11/11/14~~ Anselmo Lindberg Oliver LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

Grantee Name and Address: **Drew Hohensee / Code Violations**  
**1 Home Campus**  
**Des Moines IA 50328**  
**414-214-9270**

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

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A

W09100088 ASC

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

HSBC Bank USA, as Trustee for MANA 2007-A2

Plaintiff,

vs.

Aaron Zeitner a/k/a Aaron P. Zeitner; Mortgage Electronic  
Registration Systems Inc.; Specialized Loan Servicing LLC; The  
Residence at Clark and School Condominium Association;  
Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 09 CH 50181  
Property Address: 911 West School Street, Unit 2N,  
Chicago, IL 60657

Walker Calendar 57

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

THIS CAUSE comes to be heard on Plaintiff, HSBC Bank USA, as Trustee for MANA 2007-A2, 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: 911 West School Street, Unit 2N, Chicago, IL 60657

P.I.N.: 14-20-426-056-1008 (new); 14-20-426-001-0000 (old); 14-20-426-002-0000 (old); 14-20-426-021-0000 (old)

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 March 1, 2015.

The real property that is the subject matter of the instant proceeding is a Condominium.

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;

That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$277331.13 and that execution issue thereof.

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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## Legal Description

### PARCEL 1:

UNIT 911-2-N IN THE RESIDENCE AT CLARK AND SCHOOL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 14, 15, 16, 17, 18 AND 19 IN THE RESUBDIVISION OF BLOCK 2 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 17, 2006 AS DOCUMENT 0622912000, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS THEY ARE FILED OF RECORD PURSUANT TO THE DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

### PARCEL 2:

A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE P-15, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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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.

That the The Residence at Clark and School Condominium Association is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriff's sale pursuant to 765 ILCS 605/9(g)(3), and the Association shall modify its records accordingly. In the event of any resale of property, any statements of any liens, including a statement of the assessments, late charges, fines, or administrative management fees and other charges due and owing as authorized and limited by the provisions of Section 9 of the Condominium Property Act or the condominium instruments, will not include any pre-foreclosure assessments and will show a \$0 balance as of the date of the first day of the month following the sheriff's judicial sale.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamp, 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 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:

911 West School Street, Unit 2N, Chicago, IL 60657

That the Sheriff is further ordered to evict Aaron Zetner aka Aaron P. Zetner; The Residence at Clark and School Condominium Association, now in possession of the premises commonly known as:

911 West School Street, Unit 2N, Chicago, IL 60657

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:

Wells Fargo  
Property Preservation Department  
Drew Habensee  
1 Home Campus  
Des Moines, IA 50328  
codeviolations@wellsfargo.com  
877-617-6274

DATE \_\_\_\_\_

ENTER \_\_\_\_\_

Associate Judge  
Alten Price Walker

APR 21 2015

Circuit Court - 2071

ANSTADT LINDBERG OLIVER LLC

1771 W. Diehl Rd. Ste 120

Naperville, IL 60563-4947

NTS 433-0390 / 866-442-5661

877-328-4820 (toll)

Attorney No. Cook 58852, DisPgr 29310, Kane 031-26104

Phone 1794, Wilmotage 1862 IL 0711-133

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

**DOROTHY BROWN** MAY 11 2015

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

