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Doc#: 1520822083 Fee: \$48.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/27/2015 01:48 PM Pg: 1 of 6

## SHERIFF'S DEED

2013-04858-CH / F1306000SVT  
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 June 27, 2014 in Case No. 13 CH 15162 entitled JPMorgan Chase Bank, National Association v. Torry Agee a/k/a Torry P. Agee a/k/a Torry Prentiss Agee, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on March 27, 2015, does hereby grant, transfer and convey to U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for Newlands Asset Holding Trust, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

### Legal: PARCEL 1:

LOT 43 IN GALEWOOD RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON, OVER, UPON, THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY

Common Address: 1852 North Lockwood Avenue, Chicago, Illinois 60639

P.I.N.: 13-33-327-043-0000

Dated this 22<sup>nd</sup> day of June, 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

NOTARY PUBLIC

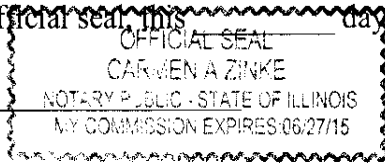
*[Signature]*  
COOK COUNTY RECORDER

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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 JUN 22 2015 day of \_\_\_\_\_, 20\_\_.

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



*Carmen A. 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).

6/19/15 *Stephen Gray*  
Date Buyer, Seller or Representative

Send tax bill to: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for Newlands Asset Holding Trust  
Company NMLS ID #18188  
5032 Parkway Plaza Blvd  
Charlotte, North Carolina 28217


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 60563



~~XXXXXXXXXX~~: Anselmo Lindberg Oliver LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

RETURN TO: PREMIER TITLE R412  
1350 W. NORTHWEST HWY  
ARLINGTON HEIGHTS, IL 6000  
847-255-7100

Grantee Name and Address: Round Point Mortgage  
Attn: Dawn Kernicky  
5032 Parkway Plaza Blvd  
Charlotte, NC 28217  
702-938-7565

REAL ESTATE TRANSFER TAX		27-Jul-2015
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

13-33-327-043-0000 | 20150701610222 | 0-830-593-920

REAL ESTATE TRANSFER TAX		27-Jul-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

13-33-327-043-0000 | 20150701610222 | 1-259-723-648

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F13060001SVT ROMS

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

JPMorgan Chase Bank, National Association ]  
 ]  
 Plaintiff, ]  
 ]  
 vs. ]  
 ]  
 The Enclave at Galewood Crossings Master ]  
 Association; Torry Agee a/k/a Torry P. Agee a/k/a ]  
 Torry Prentiss Agee; Sheneka Sholar; Springleaf ]  
 Financial Services of Illinois, Inc., f/k/a American ]  
 General Financial Services of Illinois, Inc.; Unknown ]  
 Owners and Non-Record Claimants ]  
 ]  
 Defendants.

CASE NO. 13 CH 15162  
 Property Address: 1852 North Lockwood  
 Avenue, Chicago, Illinois 60639

Otto Calendar 61

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

THIS CAUSE comes to be heard on Plaintiff, JPMorgan Chase Bank, National Association, 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: 1852 North Lockwood Avenue, Chicago, Illinois 60639

P.I.N.: 13-33-327-043-0000

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 April 2, 2015.

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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That the Plaintiff have and recover an INTEREST ON A MORTGAGE deficiency judgment against Sheneka Sholar, Torry Agee in the sum of \$55351.04 and that execution issue therefor;

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;

That the The Enclave at Galewood Crossings Master 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 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 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:

1852 North Lockwood Avenue, Chicago, Illinois 60639

That the Sheriff is further ordered to evict Torry Agee aka Torry P. Agee aka Torry Prentiss Agee, Sheneka Sholar, The Enclave at Galewood Crossings Master Association, now in possession of the premises commonly known as:

1852 North Lockwood Avenue, Chicago, Illinois 60639

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:

Round Point Mortgage  
5032 Parkway Plaza Blvd  
Charlotte, NC 28217  
702-938-7365

Judge Michael F. Otto

DATE:

JUN 02 2015

Circuit Court - 2065

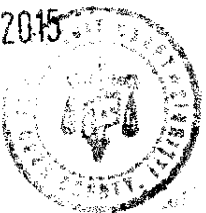
ENTER:

ANSELMO LINDBERG OLIVER LLC  
1771 W. Diehl Rd., Ste 120  
Naperville, IL 60563-4947  
630-453-6960 866-402-8661  
630-428-4620 (fax)  
Attorney No. Cook 54452, DuPage 293191, Kane 031-26104,  
Peoria 1794, Winnebago 3802, IL 03126232

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Property of Cook County Clerk's Office

I hereby certify that the document to which this  
certification is affixed is a true and correct copy of the original.  
**DOROTHY BROWN** JUN 22 2015  
*Dorothy Brown*  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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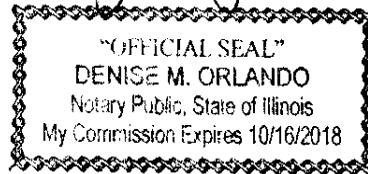
## STATEMENT BY GRANTOR AND GRANTEE

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 June 19, 2015

Signature: *Stephan Hagan*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 19, day of June, 2015  
Notary Public *Denise M. Orlando*



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 June 19, 2015

Signature: *Stephan Hagan*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 19, day of June, 2015  
Notary Public *Denise M. Orlando*

