

# UNOFFICIAL COPY



Doc#: 1520949130 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/28/2015 10:14 AM Pg: 1 of 6

**SHERIFF'S DEED**  
2013-01079-CH F13010492  
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 December 9, 2014 in Case No. 13 CH 5519 entitled JPMorgan Chase Bank, National Association v. Marilyn Caracozza, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on March 17, 2015, does hereby grant, transfer and convey to JPMorgan Chase Bank, National Association, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Legal: PARCEL 1: LOT 9 IN SHENANDOAH, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 92625640 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 16633 Grants Trail, Orland Park, Illinois 60467  
P.I.N.: 27-20-327-009-0000

Dated this 14th day of July, 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.

Given under my hand and official seal, this \_\_\_\_\_ day of JUL 14 2015, 20\_\_.

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

*Chell Zuber*  
Notary Public

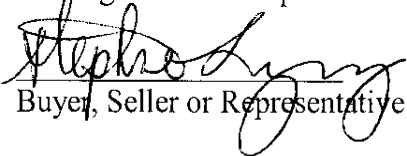


PREMIER TITLE

660

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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).

7/23/15   
 Date Buyer, Seller or Representative

Send tax bill to: JPMorgan Chase Bank, National Association  
 1111 Polaris Parkway  
 Columbus, Ohio 43240

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit 1

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60563

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

R412

Grantee Name and Address: **Sarah Harden**  
**LA4-5555 Mail Room**  
**7255 Baymeadows way**  
**Jacksonville, FL 32256-6851**  
**904-462-2004**

**PREMIER TITLE**  
**1000 JORIE BLVD., SUITE 136**  
**OAK BROOK, IL 60523**  
**630-571-2111**

150010

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F13010492 CHOH

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

JPMorgan Chase Bank, National Association

Plaintiff,

vs.

Marilyn Caracozza; Shenandoah Towhomes Owners  
Association; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 13 CH 5519  
Property Address: 16633 Grants Trail, Orland Park,  
Illinois 60467

Mullen Calendar 60

**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: 16633 Grants Trail, Orland Park, Illinois 60467

P.I.N.: 27-20-327-009-0000

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 March 19, 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;

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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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 Shenandoah Towhomes Owners 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 instrument is 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:

16633 Grants Trail, Orland Park, Illinois 60467

That the Sheriff is further ordered to evict Marilyn Caracozza; Shenandoah Towhomes Owners Association, now in possession of the premises commonly known as:

16633 Grants Trail, Orland Park, Illinois 60467

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:

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

Judge: Hon. J. T. Mullen  
JUN 30 2015  
Circuit Court - 2084

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

ANSELMO LINDBERG OLIVER LLC  
1771 W. Dield Rd., Ste 120  
Naperville, IL 60563-4947  
630-433-6960 886-402-8661  
630-428-4620 (fax)  
Attorney No. Cook 43852, DuPage 293191, Kane 051-26104,  
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 copy.

Date **DOROTHY BROWN** JUL 10 2015

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



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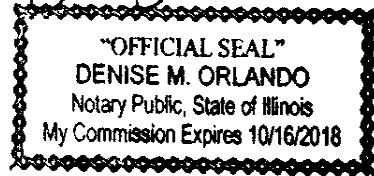
## STATEMENT BY GRANTOR AND GRANTEE

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 July 24, 2015

Signature: *Stephane Lyng*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 24 day of July, 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 July 24, 2015

Signature: *Stephane Lyng*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 24 day of July, 2015  
Notary Public *Denise M. Orlando*

