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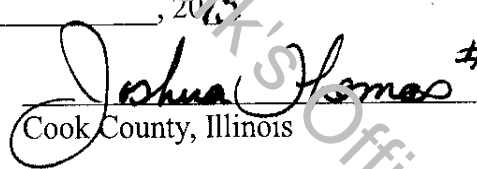


Doc#: 1521118025 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2015 09:38 AM Pg: 1 of 6

SHERIFF'S DEED
2010-08496-CH/F10120469
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 17, 2014 in Case No. 11 CH 00428 entitled JPMorgan Chase Bank National Association successor by merger with Chase Home Finance, LLC v. Sylvester King, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on April 1, 2015, does hereby grant, transfer and convey to JPMorgan Chase Bank National Association successor by merger with Chase Home Finance, LLC, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Legal: LOT 24, IN BLOCK 1 IN WALTER S. DRAY'S ADDITION TO PARK MANOR IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 7158 South Saint Lawrence Avenue, Chicago, Illinois 60619
P.I.N.: 20-27-203-041-0000

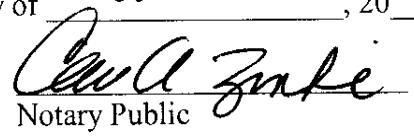
Dated this 6th day of July, 2015
 #11024
(SEAL) Cook County, Illinois

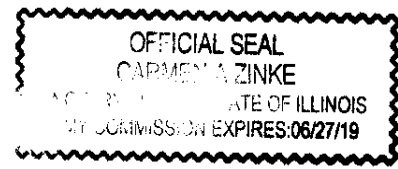
State of Illinois)
County of Cook) ss

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 JUL 06 2015 day of JUL 06 2015, 2015.

Commission expires _____


Notary Public



CCRD REVIEWER Ry

PREMIER TITLE

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This deed shall be exempt from transfer tax under the 35 Ill. Comp. Stat. 200/31-45(l) government instrumentality exemption.

7/20/15
Date
Buyer, Seller or Representative

Send tax bill to: JPMorgan Chase Bank National Association successor by merger with Chase Home Finance, LLC
800 Brooksedge Blvd
Westerville, Ohio 43081

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


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



Return to:

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

R412

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

REAL ESTATE TRANSFER TAX		30-Jul-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-27-203-041-0000 20150701611064 1-753-799-552		

REAL ESTATE TRANSFER TAX		30-Jul-2015
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-27-203-041-0000 20150701611064 0-680-057-728		

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A

F10120469 CHOH

**IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION**JPMorgan Chase Bank National Association
successor by merger with Chase Home Finance, LLC

Plaintiff,

vs.

Sylvester King; Brenda J. Reed; Unknown Owners
and Non-Record Claimants

Defendants.

CASE NO. 11 CH 00428
Property Address: 7158 South Saint
Lawrence Avenue, Chicago, Illinois 60619

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 National Association successor by merger with Chase Home Finance, LLC, 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: 7158 South Saint Lawrence Avenue, Chicago, Illinois 60619

P.I.N.: 20-27-203-041-0000

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 6, 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 Plaintiff have and recover an IN PERSONAM deficiency judgment against Sylvester King; Brenda J. Reed in the sum of \$185465.07 and that execution issue therefore;

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Legal Description

LOT 24, IN BLOCK 1 IN WALTER S. DRAY'S ADDITION TO PARK MANOR IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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 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:

7158 South Saint Lawrence Avenue, Chicago, Illinois 60619

That the Sheriff is further ordered to evict Sylvester King, Brenda J. Reed, now in possession of the premises commonly known as:

7158 South Saint Lawrence Avenue, Chicago, Illinois 60619

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

DATE:

ENTER:

Bridget A. Mitchell 3/22

Judge Bridget A. Mitchell

JUN 23 2015

Circuit Court - 2133

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Rd., Ste 420
Naperville, IL 60563-4947
630-453-6960 858-402-8661
630-428-4620 (fax)
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104
Peoria 1794, Winnebago 3802, IL 03126232

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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 10, 2015

Signature: Stephanie Rudy

Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 10 day of July, 2015

Notary Public Stephanie Rudy



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 10, 2015

Signature: Stephanie Rudy

Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 10 day of July, 2015

Notary Public Stephanie Rudy

