



File No. PA1314733

Doc#: 1521218040 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/31/2015 10:22 AM Pg: 1 of 5

JUDICIAL SALE DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on February 24, 2015, in Case No. 13 CH 23750, entitled FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. CHERI FIGGINS A/K/A CHERI L FIGGINS, HEIR, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on May 26, 2015, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


THE SOUTH 25 FEET OF LOT 2 IN BLOCK 1 IN JOHN JOHNSTON JR.'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

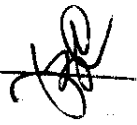
Commonly known as 514 NORTH TAYLOR AVENUE, OAK PARK, IL 60302

Property Index No. 16-05-325-010

Grantor has caused its name to be signed to those present by its President and CEO on this 29th day of July, 2015.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

CCRD REVIEWER 

UNOFFICIAL COPY

Judicial Sale Deed

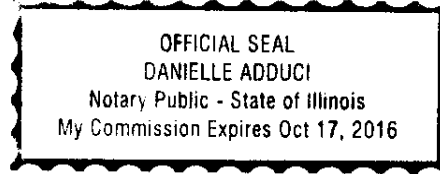
State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

29th day of July, 2015

Danielle Adduci

Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph L , Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

7/30/15
Date

Margaret Pau
Buyer, Seller or Representative

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

Attention: James Teigen

Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, by assignment

Mailing Address: 15 Wacker Drive, Suite 1400
Chicago, IL 60606

Telephone: (312) 368-6200

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1314733

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 July 30, 2015

Signature: Mary Parker
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 30, day of July, 2015
Notary Public Dalila Cortes



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 30, 2015

Signature: Mary Parker
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 30, day of July, 2015
Notary Public Dalila Cortes



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

EXHIBIT

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Plaintiff,

-v.-

13 CH 23750
514 NORTH TAYLOR AVENUE
OAK PARK, IL 60302

CHERI FIGGINS A/K/A CHERI L FIGGINS, HEIR, DIANE
L ANDRES, HEIR, CHERI FIGGINS A/K/A CHERI L
FIGGINS, INDEPENDENT ADMINSTRATOR

Calendar #61 JUDGE OTTO

Defendants

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

This cause comes to be heard on Plaintiff's 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 and described as:

THE SOUTH 25 FEET OF LOT 2 IN BLOCK 1 IN JOHN JOHNSTON JR.'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 514 NORTH TAYLOR AVENUE, OAK PARK, IL 60302

Property Index No. 16-05-325-010.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises.
FINDS:

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a occupied single family unit;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on May 30, 2015

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer 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;

UNOFFICIAL COPY

Order Approving Report of Sale

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, FEDERAL NATIONAL MORTGAGE ASSOCIATION, or assignee and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

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

Grantee or Mortgagee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Contact: VICTORIA SHKUTNIK- IBM LENDER BUSINESS PROCESS SERVICING
Address: 14221 DALLAS PARKWAY SUITE 1000
Dallas, TX 75254
Telephone Number: (503) 372-8142

IT IS FURTHER ORDERED:

That upon request by the successful bidder, FEDERAL NATIONAL MORTGAGE ASSOCIATION, or assignee is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 – 1701;

That the Sheriff of Cook County is directed to evict and dispossess CHERI FIGGINS A/K/A CHERI L FIGGINS, HEIR, DIANE L ANDRES, HEIR, CHERI FIGGINS A/K/A CHERI L FIGGINS, INDEPENDENT ADMINSTRATOR from the premises commonly known as 514 NORTH TAYLOR AVENUE, OAK PARK, IL, 60302

That the Sheriff cannot evict until 30 days after the entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

That the Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagee:

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.

Date: _____

ENTER:

Judge Michael F. Otto

JUL 22 2015

Circuit Court - 2065

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1314733
Attorney Code. 91220
Case Number: 13 CH 23750
TJSC#: 35-3253