

UNOFFICIAL COPY

File No. PA1309332

JUDICIAL SALE DEED



Doc#: 1521218026 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 10:13 AM Pg: 1 of 5

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 January 26, 2015, in Case No. 13 CH 17209, entitled WELLS FARGO BANK, N.A. vs. TOMAS RIVERA, 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 June 19, 2015, does hereby grant, transfer, and convey to **GOSHEN MORTGAGE REO LLC**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

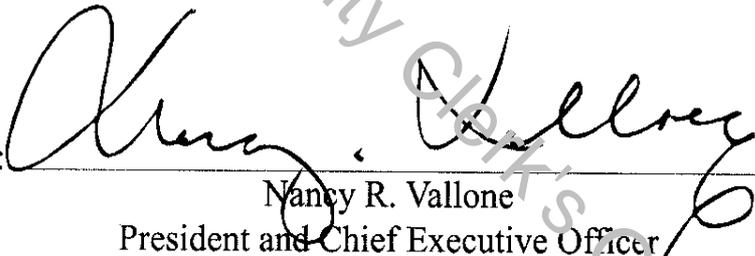
LOT 27 IN BLOCK 151 IN CHICAGO HEIGHTS, A SUBDIVISION OF SECTIONS 28 AND 29, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 169 EAST 23RD STREET, CHICAGO HEIGHTS, IL 60411

Property Index No. 32-28-107-024-0000

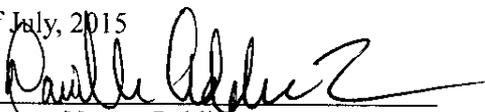
Grantor has caused its name to be signed to those present by its President and CEO on this 29th day of July, 2015.

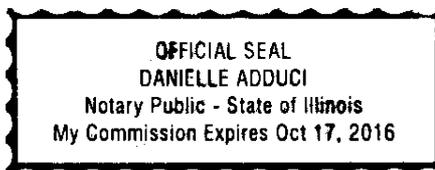
The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

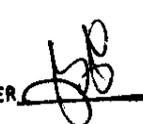
State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as 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


Notary Public



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

CCRD REVIEWER 

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Judicial Sale Deed

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

7/20/15 Manje Paul
Date 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: _____

Grantee: GOSHEN MORTGAGE REO LLC, by assignment *c/o Semeca Mortgage*
Mailing Address: 3374 Walden Avenue - Suite 104
Depew, NY 11043

Telephone: _____

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1309332

Property of Cook County Clerk's Office

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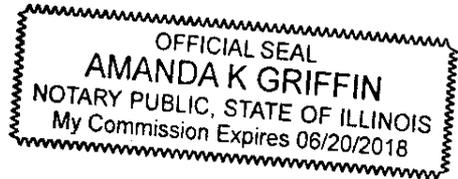
STATEMENT BY GRANTOR AND GRANTEE

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 30, 2015

Signature: *Marzi Paul*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 30 day of July, 2015
Notary Public *[Signature]*

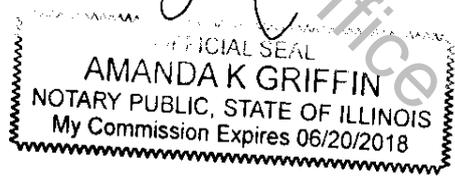


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: *Marzi Paul*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 30 day of July, 2015
Notary Public *[Signature]*



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.)

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EXHIBIT

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

WELLS FARGO BANK, N.A.

Plaintiff,

-v.-

13 CH 17209
169 EAST 23RD STREET
CHICAGO HEIGHTS, IL 60411

TOMAS RIVERA

Defendants

Calendar #57 JUDGE WALKER

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION,
ORDER FINDING PERSONAL DEFICIENCY

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:

LOT 27 IN BLOCK 151 IN CHICAGO HEIGHTS, A SUBDIVISION OF SECTIONS 28 AND 29, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 169 EAST 23RD STREET, CHICAGO HEIGHTS, IL 60411

Property Index No. 32-28-107-024-0000.

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 4-unit;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on March 14, 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;

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Order Approving Report of Sale

That there shall be a personal deficiency judgment entered in the sum of \$140,341.52 with interest thereon as by statute provided, against: TOMAS RIVERA

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

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

That upon request by the successful bidder, WELLS FARGO BANK, N.A., 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: WELLS FARGO BANK, N.A.
Contact: THERESA MCTAGUE- SENECA MORTGAGE
Address: 3374 WALDEN AVE, SUITE 104
DEPEW, NY 14043
Telephone Number: (716) 204-3657

IT IS FURTHER ORDERED:

That upon request by the successful bidder, WELLS FARGO BANK, N.A., 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 TOMAS RIVERA from the premises commonly known as 169 EAST 23RD STREET, CHICAGO HEIGHTS, IL, 60411

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 Mortgagor;

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:

Associate Judge
Allen Price Walker

JUL 24 2015

Circuit Court – 2071

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1309332
Attorney Code. 91220
Case Number: 13 CH 17209
TJSC#: 35-1394