

# UNOFFICIAL COPY



Doc#: 1521639061 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/04/2015 10:05 AM Pg: 1 of 6

## 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 January 29, 2015, in Case No. 14 CH 017750, entitled BANK OF AMERICA, N.A. vs. JESUS V. PAYABYAB, 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 10, 2015, does hereby grant, transfer, and convey to **BANK OF AMERICA, N.A.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 2246 IN WOODLAND HEIGHTS UNIT 5, BEING A SUBDIVISION IN SECTIONS 23, 24 AND 25, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN RECORDER'S OFFICE MARCH 8, 1963 AS DOCUMENT NO. 18737474, IN COOK COUNTY, ILLINOIS.**

Commonly known as 601 NEWBERRY DRIVE, STREAMWOOD, IL 60107

Property Index No. 06-24-311-010

Grantor has caused its name to be signed to those present by its President and CEO on this 17th day of July, 2015.

**The Judicial Sales Corporation**

**BOX 70**  
Codilis & Associates, P.C.

By: \_\_\_\_\_

Nancy R. Vallone

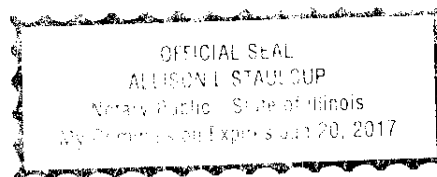
President and Chief Executive Officer

State of IL, County of COOK ss, I, Allison L. Staulcup, 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

17th 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.

**UNOFFICIAL COPY****Judicial Sale Deed**Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).07/21/15  
DateWalter M. M...  
Buyer, Seller or Representative

This Deed 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, pursuant to court order in Case Number 14 CH 017750.

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60605-4650  
(312)236-SALE

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

BANK OF AMERICA, N.A.  
16001 DALLAS NORTH PARKWAY, MAIL STOP: TX08-044-03-06  
Addison, TX, 75001

Contact Name and Address:

Contact: JULIE A. TRUJILLO  
Address: 16001 N. DALLAS PARKWAY  
ADDISON, TX 75001  
Telephone: 866-781-0026

Mail To:

M. Moses  
CODILIS & ASSOCIATES, P.C.  
Matthew Moses, ARDC #6278082  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-14-19948

# UNOFFICIAL COPY

File # 14-14-19948

## 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 of Assignment of Beneficial Interest in 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 21, 2015

Signature: *[Handwritten Signature]*

**Grantor or Agent**

Subscribed and sworn to before me  
By the said Agent  
Date 7/21/2015  
Notary Public *[Handwritten Signature]*



*[Faint Notary Stamp]*

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.

Dated July 21, 2015

Signature: *[Handwritten Signature]*

**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
Date 7/21/2015  
Notary Public *[Handwritten Signature]*



*[Faint Notary Stamp]*

Note: Any person who knowingly submits a false statement concerning the identity of 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

Calendar Number 64

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

Bank of America, N.A.  
PLAINTIFF

Vs.

Jesus v. Payabyab; Eleanor Maragay  
DEFENDANTS

No. 14 CH 017750

601 Newberry Drive  
Streamwood, IL 60107

**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:

LOT 2246 IN WOODLAND HEIGHTS UNIT 5, BEING A SUBDIVISION IN SECTIONS 23, 24 AND 25, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN RECORDER'S OFFICE MARCH 8, 1963 AS DOCUMENT NO. 18737474, IN COOK COUNTY, ILLINOIS.

Commonly known as: 601 Newberry Drive , Streamwood, IL 60107

Property Index Number: 06-24-311-010

Due notice of sale motions 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) have been properly given;

That the sale was fairly and properly made;

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

That the real property described herein, which is the subject matter of the instant proceedings, is a Single Family Home;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 06/13/2015;

**UNOFFICIAL COPY**

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through:

JULIE A. TRUJILLO  
16001 N. DALLAS PARKWAY  
ADDISON, TX 75001  
TX08-044-03-06  
866-781-0026

That justice was done.

**IT IS THEREFORE ORDERED:**

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. 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;
4. That there shall be an IN REM deficiency Judgment entered in the sum of \$3,658.08 with interest thereon by statute provided, against the subject property;
5. That any 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 holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

**IT IS FURTHER ORDERED:**

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date 30 days ( ) after entry of this order against Jesus V. Payabyab; Eleanor Maragay, without further Order of the Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess:

Jesus V. Payabyab; Eleanor Maragay at the subject property commonly known as:

601 Newberry Drive  
Streamwood, IL 60107

30 days after entry of this order.

# UNOFFICIAL COPY

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.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is exempt from all transfer taxes, either state, county or local/municipal and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer or exemption stamps of any nature.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

ENTER: \_\_\_\_\_  
Judge

DATED: \_\_\_\_\_

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-14-19948  
Cook #21762

**ENTERED**  
JUDGE ROBERT E. SENECHALLE -1915  
JUL 10 2015  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

**NOTE: This law firm is a debt collector.**

Property of Cook County Clerk's Office