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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 October 20, 2014, in Case No. 12 CH 021426, entitled MRF ILLINOIS ONE, LLC vs. LEONEL VELAZQUEZ, 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 9, 2015, does hereby grant, transfer, and convey to **MRF ILLINOIS ONE, LLC** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: THAT PART OF LOT 9 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 233.24 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 51 DEGREES 34 MINUTES 50 SECONDS FROM SOUTH TO SOUTHWEST WITH THE EAST LINE OF SAID LOT A DISTANCE OF 138.19 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 82 DEGREES 25 MINUTES 55 SECONDS FROM NORTHEAST TO SOUTHEAST WITH THE LAST DESCRIBED LINE A DISTANCE OF 18.15 FEET; THENCE NORTHEASTERLY 121.50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH ON THE EAST LINE OF SAID LOT, 22.97 FEET TO THE POINT OF BEGINNING. PARCEL 2: THE EAST 8.0 FEET OF THE WEST 254.81 FEET (BOTH MEASURED AT RIGHT ANGLE TO THE WEST LINE) OF THE SOUTH 20.0 FEET OF THE NORTH 270.0 FEET (BOTH MEASURED AT RIGHT ANGLES TO THE NORTH LINE) OF LOT 9 IN TERRSAL PARK, A SUBDIVISION BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. PARCEL 3: EUSEMENTS FOR INGRESS AND EGROSS FOR THE BENEFIT OF PARCELS 1 AND 2 SHOWN ON THE PLAT OF TERRSAL PARK SUBDIVISION, RECORDED AS DOCUMENT NO. 17484786 AND PLAT OF CORRECTION RECORDED AS DOCUMENT NO. 17523383 AND 17579957 AND SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NO. 17579958, ALL IN COOK COUNTY, ILLINOIS

Commonly known as 1370 FARGO AVENUE UNIT D, DES PLAINES, IL 60018

Property Index No. 09-29-409-137

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
Codillis & Associates, PC.
By:


Nancy R. Vallone
President and Chief Executive Officer



Doc#: 1521639064 Fee: \$48.00
RHSP Fee: \$9.00 RPHE 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

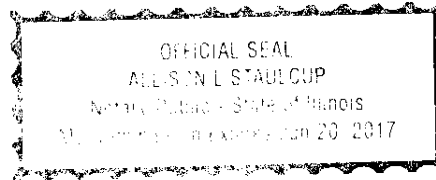
UNOFFICIAL COPY**Judicial Sale Deed**

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

Allison L. Staulcup
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 1, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

07/21/15
Date

Matthew Moses
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 12 CH 021426.

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:

MRF ILLINOIS ONE, LLC
P.O BOX 24737
WEST PALM BEACH, FL, 33416-4737

Contact Name and Address:

Contact: LAURI BAYONA
Address: 1525 S. BELT LINE RD
COPPELL, TX 75019
Telephone: 469-645-3491

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. 14-13-27496

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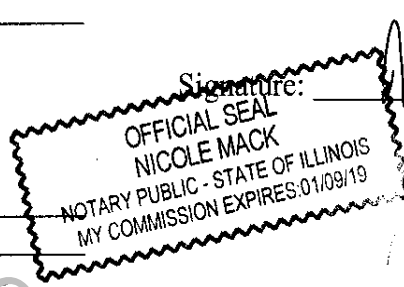
File # 14-13-27496

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

Subscribed and sworn to before me
By the said Agent
Date 7/21/2015
Notary Public Nicole Mack

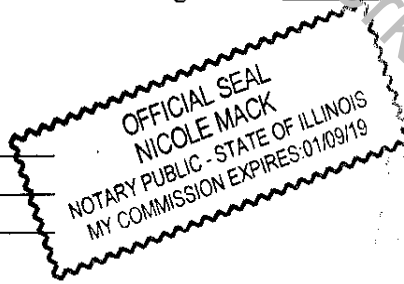


Signature: [Handwritten Signature]
Grantor or Agent

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

Subscribed and sworn to before me
By the said Agent
Date 7/21/2015
Notary Public Nicole Mack



Signature: [Handwritten Signature]
Grantee or Agent

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.)

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Calendar Number 57

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISIONMRF Illinois One, LLC
PLAINTIFF

Vs.

Leonel Velazquez; Limbania Velazquez
DEFENDANTS

No. 12 CH 021426

1370 Fargo Avenue
Unit D
Des Plaines, IL 60018**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:

PARCEL 1: THAT PART OF LOT 9 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 233.24 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 51 DEGREES 34 MINUTES 50 SECONDS FROM SOUTH TO SOUTHWEST WITH THE EAST LINE OF SAID LOT A DISTANCE OF 138.19 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 82 DEGREES 25 MINUTES 55 SECONDS FROM NORTHEAST TO SOUTHEAST WITH THE LAST DESCRIBED LINE A DISTANCE OF 18.15 FEET; THENCE NORTHEASTERLY 121.50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH ON THE EAST LINE OF SAID LOT, 22.97 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THE EAST 8.0 FEET OF THE WEST 254.81 FEET (BOTH MEASURED AT RIGHT ANGLE TO THE WEST LINE) OF THE SOUTH 20.0 FEET OF THE NORTH 270.0 FEET (BOTH MEASURED AT RIGHT ANGLES TO THE NORTH LINE) OF LOT 9 IN TERRSAL PARK, A SUBDIVISION BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 3: EUSEMENTS FOR INGRESS AND EGROSS FOR THE BENEFIT OF PARCELS 1 AND 2 SHOWN ON THE PLAT OF TERRSAL PARK SUBDIVISION, RECORDED AS DOCUMENT NO. 17484786 AND PLAT OF CORRECTION RECORDED AS DOCUMENT NO. 17523383 AND 17579957 AND SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NO. 17579958, ALL IN COOK COUNTY, ILLINOIS

Commonly known as: 1370 Fargo Avenue Unit D, Des Plaines, IL 60018

Property Index Number: 09-29-409-157

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

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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 Condo/Townhouse;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 04/15/2015;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Lauri Bayona, 1525 S. Belt Line Rd
Coppell, TX 75019, 469-645-3491

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;

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 Leonel Velazquez; Limbania Velazquez, 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:

Leonel Velazquez; Limbania Velazquez at the subject property commonly known as:

1370 Fargo Avenue Unit D
Des Plaines, IL 60018

30 days after entry of this order.

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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
14-13-27496
Cook #21762

Associate Judge
Allen Price Walker
JUL 08 2015
Circuit Court - 2071

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office