

UNOFFICIAL COPY

File No. PA1312772

JUDICIAL SALE DEED



Doc#: 1521913049 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2015 09:57 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 December 16, 2014, in Case No. 13 CH 21328, entitled PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY

MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO MID AMERICA BANK, FSB vs. JOSE ANTONIO ARREOLA A/K/A JOSE A. ARREOLA A/K/A JOSE ARREOLA, 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 8, 2015, does hereby grant, transfer, and convey to **PNC BANK, NATIONAL ASSOCIATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 154 TOGETHER WITH THE NORTH 15 FEET OF LOT 155 IN WILLIAM ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER, A SUBDIVISION OF LOTS 14 AND 15 IN SCHOOL TRUSTEES SUBDIVISION OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1004 MANCHESTER AVENUE, WESTCHESTER, IL 60154

Property Index No. 15-16-414-039-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 5th day of August, 2015.

The Judicial Sales Corporation

By: _____

Nancy R. Vallone
President and Chief Executive Officer

CCRD REVIEWER _____

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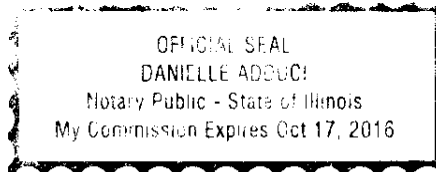
Judicial Sale Deed

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

5th day of August 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).

8/5/15
Date

Marge Purlicar
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: Gail Klein

Grantee: PNC BANK, NATIONAL ASSOCIATION
Mailing Address: 3232 Newmark Drive
Miamisburg, OH 45342

Telephone: (800) 367-9305

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL.60602
(312) 476-5500
Att. No. 91220
File No. PA1312772

Property 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 August 6, 2015

Signature: *Marija Paul*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 6, day of August, 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 August 6, 2015

Signature: *Marija Paul*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 6, day of August, 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.)

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EXHIBIT

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

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY
MERGER TO NATIONAL CITY BANK, SUCCESSOR BY
MERGER TO MID AMERICA BANK, FSB

Plaintiff,

-v.-

13 CH 21328
1004 MANCHESTER AVENUE
WESTCHESTER, IL 60154

JOSE ANTONIO ARREOLA A/K/A JOSE A. ARREOLA A/K/A
JOSE ARREOLA, MARIBEL ARREOLA A/K/A MARIBEL V.
ARREOLA, PNC BANK, N.A. S/A TO MID AMERICA BANK,
FSB

Calendar #64 JUDGE R. SENECHALLE

Defendants

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 154 TOGETHER WITH THE NORTH 15 FEET OF LOT 155 IN WILLIAM ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER, A SUBDIVISION OF LOTS 14 AND 15 IN SCHOOL TRUSTEES SUBDIVISION OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1004 MANCHESTER AVENUE, WESTCHESTER, IL 60154

Property Index No. 15-16-414-039-0000.

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 single family unit;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on June 9, 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 \$50,444.25 with interest thereon as by statute provided, against: JOSE ANTONIO ARREOLA A/K/A JOSE A. ARREOLA A/K/A JOSE ARREOLA

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, PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO MID AMERICA BANK, FSB, 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: PNC MORTGAGE FKA NATIONAL CITY MORTGAGE COMPANY
Contact: GAIL KLEIN
Address: 3232 NEWMARK DRIVE
MIAMISBURG, OH 45342
Telephone Number: (600) 367-9305

IT IS FURTHER ORDERED:

That upon request by the successful bidder, PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO MID AMERICA BANK, FSB, 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 JOSE ANTONIO ARREOLA A/K/A JOSE A. ARREOLA A/K/A JOSE ARREOLA, MARIBEL ARREOLA A/K/A MARIBEL V. ARREOLA from the premises commonly known as 1004 MANCHESTER AVENUE, WESTCHESTER, IL, 60154

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:

Judge

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1312772
Attorney Code. 91220
Case Number: 13 CH 21328
TJSC#: 35-6958

ENTERED
JUDGE ROBERT E. SENECHALLE - 1915

JUL 29 2015

CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK