

# UNOFFICIAL COPY

File No. PA1301349



15238190430

## 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 8277, entitled DEUTSCHE BANK NATIONAL TRUST COMPANY, AS

Doc#: 1523819043 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/26/2015 09:48 AM Pg: 1 of 5

TRUSTEE FOR THE ENCORE CREDIT RECEIVABLES TRUST 2005-4 vs. JOSEPH BIRREN AKA JOSEPH P BIRREN, 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 26, 2015, does hereby grant, transfer, and convey to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE ENCORE CREDIT RECEIVABLES TRUST 2005-4** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever.


**LOT 1577 IN WOODLAND HEIGHTS, UNIT 4, BEING A SUBDIVISION IN SECTION 23 AND 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE JULY 14, 1960, AS DOCUMENT NUMBER 17908375 IN COOK COUNTY, ILLINOIS.**


Commonly known as 113 WILLOW COURT, STREAMWOOD, IL 60107

Property Index No. 06-24-106-060-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 20th day of August, 2015.

**The Judicial Sales Corporation**

By:   
Nancy R. Vallone  
President and Chief Executive Officer

CCRD REVIEWER 

# UNOFFICIAL COPY

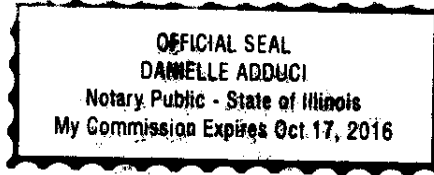
## Judicial Sale Deed

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

20th 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 4, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

8/25/15  
Date

*[Signature]*  
\_\_\_\_\_  
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: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE ENCORE CREDIT RECEIVABLES TRUST 2005-4 c/o select Portfolio Servicing, Inc.

Mailing Address: 3815 SW Temple  
Salt Lake City, UT 84115

Telephone: \_\_\_\_\_

Mail To:

PIERCE & ASSOCIATES  
One North Dearborn Street Suite 1300  
CHICAGO, IL, 60602  
(312) 476-5500  
Att. No. 91220  
File No. PA1301349

**UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISIONDEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR THE ENCORE CREDIT RECEIVABLES  
TRUST 2005-4

Plaintiff,

-v.-

13 CH 8277  
113 WILLOW COURT  
STREAMWOOD, IL 60107JOSEPH BIRREN AKA JOSEPH P BIRREN, JENNIFER  
BIRREN AKA JENNIFER MOYLAN, MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
NOMINEE FOR E-LOAN, INC.

Defendant

Calendar #61 JUDGE OTTO

**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 1577 IN WOODLAND HEIGHTS, UNIT 4, BEING A SUBDIVISION IN SECTION 23 AND 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE JULY 14, 1960, AS DOCUMENT NUMBER 17908375 IN COOK COUNTY, ILLINOIS.

Commonly known as 113 WILLOW COURT, STREAMWOOD, IL 60107

Property Index No. 06-24-106-060-0000.

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 home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on July 1, 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;

# UNOFFICIAL COPY

Order Approving Report of Sale

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 successful bidder, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE ENCORE CREDIT RECEIVABLES TRUST 2005-4, 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: SELECT PORTFOLIO SERVICING, INC.  
 Contact: BECKY CHRISTENSEN  
 Address: 3815 SOUTH WEST TEMPLE  
 SALT LAKE CITY, UT 84115  
 Telephone Number: (866) 876-5095

IT IS FURTHER ORDERED:

That upon request by the successful bidder, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE ENCORE CREDIT RECEIVABLES TRUST 2005-4, 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 JOSEPH BIRREN AKA JOSEPH P BIRREN, JENNIFER BIRREN AKA JENNIFER MOYLAN from the premises commonly known as 113 WILLOW COURT, STREAMWOOD, IL, 60107

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 recording of the Deed issued hereunder without affixing any transfer stamps.

Date: \_\_\_\_\_

ENTER:

Judge Michael F. Otto

AUG 14 2015

\_\_\_\_\_  
 Judge Circuit Court - 2065

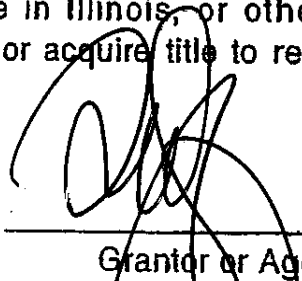
PIERCE & ASSOCIATES  
 One North Dearborn Street Suite 1300  
 CHICAGO, IL 60602  
 (312) 476-5500  
 Attorney File No. PA1301349  
 Attorney Code. 91220  
 Case Number: 13 CH 8277  
 TJSC#: 35-3250

# 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 7/01/15

Signature   
Grantor or Agent

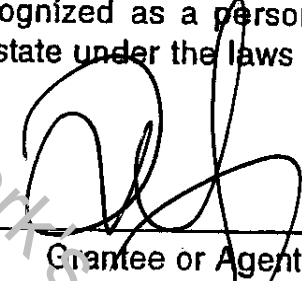
SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID Amanda K Griffin  
THIS 1 DAY OF July  
20 15



NOTARY PUBLIC 

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 and hold title to real estate under the laws of the State of Illinois.

Date 7/01/15

Signature   
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID Amanda K Griffin  
THIS 1 DAY OF July  
20 15



NOTARY PUBLIC 

Note: Any person who knowingly submits a false statement concerning the identify 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.]