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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 March 30, 2015, in Case No. 12 CH 023220, entitled FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. THE OLEKSIY SICHKAR AND ANNA

Doc#: 1524639035 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/03/2015 09:23 AM Pg: 1 of 6

MASHKOVICH REVOCABLE DECLARATION OF TRUST DATED 12/22/04, 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 July 2, 2015, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever.

PARCEL 1: UNIT 603-2, IN PARK PLACE OF ELK GROVE VILLAGE CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, THAT PART OF THE SOUTH THREE QUARTERS OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 052219017 AND AMENDED AND RESTATED BY RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0633115137 AND FIRST AMENDMENT TO RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0633115138, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE 28 AND STORAGE SPACE 12 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0522219017. PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND 2 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE PARK PLACE OF ELK GROVE VILLAGE CONDOMINIUMS MASTER ASSOCIATION RECORDED AUGUST 10, 2005 AS DOCUMENT NUMBER 0522219016.

Commonly known as 635 PERRIE DRIVE UNIT #603-2, ELK GROVE VILLAGE, IL 60007

Property Index No. 08-27-102-131-1066

Grantor has caused its name to be signed to those present by its President and CEO on this 27th day of August, 2015.

The Judicial Sales Corporation

BOX 70

Godilts & Associates, P.C.

By:

Nancy R. Vallone
President and Chief Executive Officer

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

27th day of August, 2015

Danielle Adduci
Notary Public

OFFICIAL SEAL
DANIELLE ADDUCI
Notary Public - State of Illinois
My Commission Expires Oct 17, 2016

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).

8-31-15

Date

James R. Riegel
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 023220.

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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
Dallas, TX, 75265-0043

Contact Name and Address:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION c/o James Tiegen
Address: One South Wacker Dr. Suite 1400
Chicago, IL 60606
Telephone: 312-368-6200

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. 14-11-14702

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File # 14-11-14702

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 August 31, 2015

Signature: _____
[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 8/31/2015
Notary Public *[Handwritten Signature]*



James R. Riegel

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 August 31, 2015

Signature: _____
[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 8/31/2015
Notary Public *[Handwritten Signature]*



James R. Riegel

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 60

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION**Federal National Mortgage Association
PLAINTIFF

Vs.

No. 12 CH 023220

The Oleksiy Sichkar and Anna Mashkovich Revocable
Declaration of Trust dated 12/22/04; Oleksiy Sichkar;
Anna Mashkovich; Unknown Beneficiaries of the Oleksiy
Sichkar and Anna Mashkovich Revocable Declaration of
Trust dated 12/22/04; Park Place of Elk Grove
Condominium Association f/k/a Park Place of Elk Grove
Village Condominium I, Unknown Owners and
Nonrecord Claimants
DEFENDANTS635 Perrie Drive Unit #603-2
Elk Grove Village, IL 60007**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: UNIT 603-2, IN PARK PLACE OF ELK GROVE VILLAGE CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, THAT PART OF THE SOUTH THREE QUARTERS OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 052219017 AND AMENDED AND RESTATED BY RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0633115137 AND FIRST AMENDMENT TO RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0633115138, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE 28 AND STORAGE SPACE 12 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0522219017.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND 2 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE PARK PLACE OF ELK GROVE VILLAGE CONDOMINIUMS MASTER ASSOCIATION RECORDED AUGUST 10, 2005 AS DOCUMENT NUMBER 0522219016.

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Commonly known as: 635 Perrie Drive Unit #603-2 , Elk Grove Village, IL 60007

Property Index Number: 08-27-102-131-1066

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 Condo/Townhouse;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 07/16/2015;

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

James Tiegen
One South Wacker Dr., Suite 1400
Chicago, IL 60606
312-368-6200

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 IN PERSONAM deficiency judgment entered in the sum of \$89,953.32 with the interest thereon as by statute provided against; Oleksiy Sichkar; Anna Mashkovich

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;

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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 The Oleksiy Sichkar and Anna Mashkovich Revocable Declaration of Trust dated 12/22/04; Oleksiy Sichkar; Anna Mashkovich; Park Place of Elk Grove Condominium Association f/k/a Park Place of Elk Grove Village Condominium 1, 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:

Oleksiy Sichkar; Anna Mashkovich; The Oleksiy Sichkar and Anna Mashkovich Revocable Declaration of Trust dated 12/22/04; Aneta King, additional counsel for Plaintiff at the subject property commonly known as:

635 Perrie Drive Unit #603-2
Elk Grove Village, IL 60007

30 days after 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.

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: _____

Judge Michael T. Mallen

AUG 18 2015

Circuit Court-2064

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-11-14702
Cook #21762

NOTE: This law firm is a debt collector.