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Doc#: 1525439027 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/11/2015 10:36 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 April 20, 2015, in Case No. 14 CH 002525, entitled CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS

INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 2 vs. GERALDINE GOODWIN, 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 22, 2015, does hereby grant, transfer, and convey to **CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 2** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE NORTH 14 FEET OF LOT 42 AND THE SOUTH 17 FEET OF LOT 43 IN BLOCK 3 IN BLUE ISLAND PARK ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 12325 S. LINCOLN STREET, CALUMET PARK, IL 60827

Property Index No. 25-30-402-052

Grantor has caused its name to be signed to those present by its President and CEO on this 3rd day of September, 2015.

BOX 70
Codilis & Associates, P.C.

The Judicial Sales Corporation

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

3rd day of September, 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).

09/04/15
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 14 CH 002525.

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:

CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 2
440 S. LASALLE ST., 20TH FLOOR
Chicago, IL, 60605

Contact Name and Address:

Contact: GLEN BROOKS/ DARREN PEREZ- FAY SERVICING, LLC
Address: 440 S. LASALLE ST., 20TH FLOOR
Chicago, IL 60605
Telephone: 800-495-7166

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. 14-13-28349

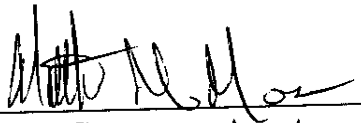
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File # 14-13-28349

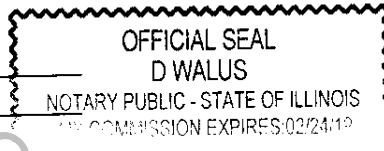
STATEMENT BY GRANTOR AND GRANTEE

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 September 4, 2015

Signature: 
Grantor or Agent

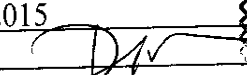
Subscribed and sworn to before me
By the said Agent
Date 9/4/2015
Notary Public 

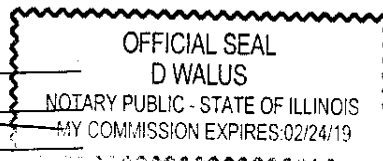


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated September 4, 2015

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 9/4/2015
Notary Public 



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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EXHIBIT

Calendar Number 60

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

Christiana Trust, a division of Wilmington Savings Fund
Society, FSB, not in its individual capacity but as Trustee
of ARLP Trust 2
PLAINTIFF

Vs.

Geraldine Goodwin; Mortgage Electronic Registration
Systems, Inc.; Worldwide Asset Purchasing, LLC;
Unknown Owners and Nonrecord Claimants
DEFENDANTS

No. 14 CH 002525

12325 S. Lincoln Street
Calumet Park, IL 60827

**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:

THE NORTH 14 FEET OF LOT 42 AND THE SOUTH 17 FEET OF LOT 43 IN BLOCK 3 IN BLUE ISLAND PARK ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 12325 S. Lincoln Street , Calumet Park, IL 60827

Property Index Number: 25-30-402-052

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;

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That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 06/19/2015;

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

Glen Brooks/Darren Perez
Fay Servicing, LLC
440 S. LaSalle Street
20th Floor
Chicago, IL 60605
800-495-7166/313-442-6824

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 ^{REM} IN ~~PERSONAM~~ deficiency judgment entered in the sum of \$100,383.18 with the interest thereon as by statute provided against; ~~Geraldine Goodwin~~ ^{THE SUBJECT PROPERTY} MTM

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~~ (60 days) after entry of this order against Geraldine Goodwin; Mortgage Electronic Registration Systems, Inc.; Worldwide Asset Purchasing, LLC, 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:

Geraldine Goodwin at the subject property commonly known as:

12325 S. Lincoln Street
Calumet Park, IL 60827

~~30~~ days after entry of this order. MTM

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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 *ROBERT T. Mullen*

DATED: _____
AUG 24 2015
Circuit Court-2084

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-13-28349
Cook #21762

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office