

1300423

JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on July 12, 2013 in Case No. 13 CH 3623 entitled Wells Fargo vs. Clay-Adams and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on July 28, 2015, does hereby grant, transfer and convey to Wells Fargo Bank, NA the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 1525844011 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2015 09:42 AM Pg: 1 of 5

LOT 4 IN BLOCK 7 IN VILLAGE OF PARK FOREST WESTWOOD ADDITION BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION

26 AND PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1954 AS DOCUMENT NO. 16070880, IN COOK COUNTY, ILLINOIS. P.I.N. 31-26-415-004-0000. Commonly known as 543 LAKEWOOD BOULEVARD, PARK FOREST, IL 60466.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this September 11, 2015.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Frederick S. Lappe
Secretary

Andrew D. Schusteff
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on September 11, 2015 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation



David Oppenheimer
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.
Exempt from real estate transfer tax under 35 ILCS 200/31-45(1).

Andrew D. Schusteff BM

UNOFFICIAL COPY

Grantor's Name and Address:
INTERCOUNTY JUDICIAL SALES CORPORATION
120 W. Madison Street
Chicago, Illinois 60602
(312) 444-1122

Grantee's Name and Address and Mail Tax Bills to:

Attention: Wells Fargo Bank, NA

Grantee: Wells Fargo Bank, NA

Mailing Address: 1 Home Camas
Des Moines, IA 50328

Tel#: 414-214-9270

Mail to:
Pierce and Associates
One North Dearborn Street, Suite 1300
Chicago, Illinois 60602
Atty. No. 91220
File Number 1300423

Property of Cook County Clerk's Office

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.

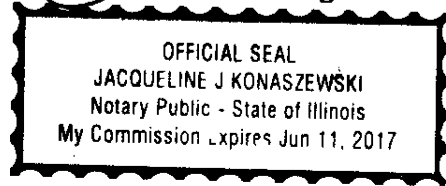
Dated September 14, 2015

Signature: _____

[Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 14 day of September, 2015
Notary Public *[Handwritten Signature]*



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.

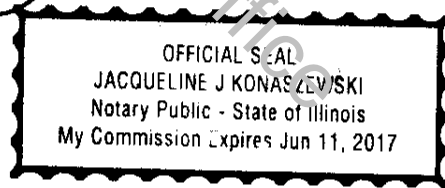
Date September 14, 2015

Signature: _____

[Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 14 day of September, 2015
Notary Public *[Handwritten Signature]*



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.)

EXHIBIT
UNOFFICIAL COPY

Pierce & Associates File Number # 1300423

Attorney # 91220

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

WELLS FARGO BANK, N.A.;

)
Plaintiff,) 13 CH 3623

vs.)

) Calendar 60

ALICIA CLAY-ADAMS; DALE ADAMS AKA DALE M.)

ADAMS; UNKNOWN OWNERS AND NON RECORD)

CLAIMANTS;)

) Defendants,)

543 LAKEWOOD BOULEVARD, PARK
FOREST, IL 60466

ORDER APPROVING FORECLOSURE REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION AND DEED

NOW COMES the Plaintiff herein, by and through its Attorneys, PIERCE & ASSOC., on its Motion for Confirmation of Sale and Right to Possession and the Court, finding due notice of said Motion having been given, having examined the Report of Sale, and it appearing that no objections having been filed, and being fully advised in the premises, FINDS:

1. That the Sale and distribution of Sale proceeds was conducted in accordance with the Judgment for Foreclosure and Sale entered herein and applicable law.

2. The Notice of Sale, required in accordance with 735 ILCS 5/15-1507(c), has been given; the terms of the Sale were fair and conscionable; the Sale was conducted fairly and without fraud.

3. The real property that is the subject matter of this proceeding is a vacant single family residence

4. The real property was last inspected by movant or movant's agent on: July, 29, 2015

IT IS THEREFORE ORDERED:

A. Said Report of Sale is approved and confirmed and the Foreclosure Sale Officer's commission is approved for distribution;

B. There shall be an IN PERSONAM deficiency judgment entered in the sum of (\$93,886.63), with interest thereon as by statute provided, against ALICIA CLAY-ADAMS;

C. That, by reason of the above sale deficiency bid, the Special Right of Redemption pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604) is applicable hereunder;

D. A Deed shall be issued by the Officer conducting this sale immediately following the entry of this Order and after full payment of the bid amount, to successful bidder WELLS FARGO BANK, N.A., or Assignee, conveying title pursuant to 735 ILCS 5/15-1509 on the property legally described as follows; LOT 4 IN BLOCK 7 IN VILLAGE OF PARK FOREST WESTWOOD

UNOFFICIAL COPY

ADDITION BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26 AND PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1954 AS DOCUMENT NO. 16070880, IN COOK COUNTY, ILLINOIS. 543 LAKEWOOD BOULEVARD, PARK FOREST, IL 60466.

E. The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to immediate possession;

F. That 735 ILCS 5/9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

G. A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days;

H. That the Municipality or County may contact the below with concerns about the real property:

WELLS FARGO BANK, N.A. c/o Attn: Drew Hohensee Wells Fargo Bank, NA 1 Home Campus, Des Moines, IA 50328 (414) 214-9270

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 Judicial or Sheriff Deed issued hereunder without any exemption stamps.

PIERCE & ASSOCIATES
Attorneys for Plaintiff
1 North Dearborn Street
Thirteenth Floor
Chicago, Illinois 60602
Attorney Code #91220
(312) 476-5500
1300423

DATED: Judge Michael T. Mullen
ENTER: SEP - 2 2015
Circuit Court-2584
JUDGE