

# UNOFFICIAL COPY

1124653

## JUDICIAL SALE DEED



Doc#: 1526813078 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/25/2015 10:28 AM Pg: 1 of 5

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 November 28, 2012 in Case No. 11 CH 42153 entitled Wells Fargo vs. Moen and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on August 14, 2015, does hereby grant, transfer and convey to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A. the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 11 AND THE SOUTH 12 1/2 FEET OF LOT 10 IN BLOCK 3 IN ELLIS AND CHAMBERLAIN SUBDIVISION OF THE NORTHWEST 1/4 OF LOT 6 IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 16-18-411-019-0000. Commonly known as 1021 SOUTH SCOVILLE AVENUE, OAK PARK, IL 60304.

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 21, 2015.

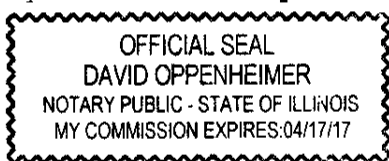
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on September 21, 2015 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



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).

*Handwritten signature/initials*

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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: \_\_\_\_\_

Grantee: WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.

Mailing Address: *c/o PNC Mortgage*  
*3232 Newmark Dr.*  
*Miamisburg, OH 45342*

Tel#: \_\_\_\_\_

Mail to:

Pierce and Associates  
One North Dearborn Street, Suite 1300  
Chicago, Illinois 60602  
Atty. No. 91220  
File Number 1124653

Property of Cook County Clerk's Office

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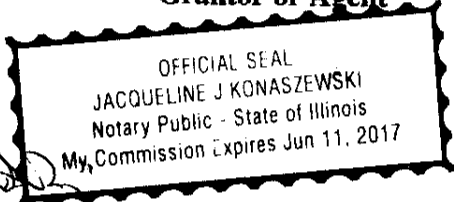
## STATEMENT BY GRANTOR AND GRANTEE

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 September 24, 2015

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Agent  
This 24 day of September, 2015  
Notary Public [Handwritten Signature]

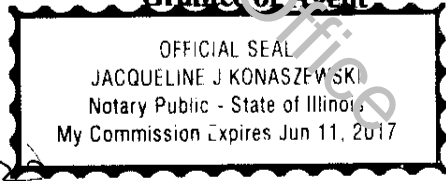


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 24, 2015

Signature: [Handwritten Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
This 24 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.)

**UNOFFICIAL COPY**STATE OF ILLINOIS  
COUNTY OF COOK

ATTY NO. 91220

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

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO)  
 WACHOVIA BANK, N.A. Plaintiff,) 11 CH 42153  
 vs. ) Calendar 59  
 JAMES MOEN A/K/A JAMES E. MOEN; MARY MOEN )  
 A/K/A MARY S. MOEN; CITIBANK, N.A. S/I/I TO )  
 CITIBANK (SOUTH DAKOTA) N.A.; UNITED STATES )  
 OF AMERICA; RESIDENTIAL FUNDING COMPANY, LLC )  
 F/K/A RESIDENTIAL FUNDING CORPORATION; )  
 Defendants,)

1021 SOUTH SCOVILLE AVENUE,  
OAK PARK, IL 60304**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 occupied single family residence.

4. The real property was last inspected by movant or movant's agent on: August 15, 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 against James Moen and Mary Moen entered in the sum of (\$500,412.14), with interest thereon as by statute provided.

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 Office conducting this Sale immediately following entry of this Order and after full payment of the bid amount, to the successful bidder WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A., or Assignee, conveying title pursuant to 735 ILCS 5/15-1509 on the property legally described as follows; LOT 11 AND THE SOUTH 12 1/2 FEET OF LOT 10 IN BLOCK 3 IN ELLIS AND CHAMBERLAIN SUBDIVISION

# UNOFFICIAL COPY

OF THE NORTHWEST 1/4 OF LOT 6 IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

E. The successful bidder WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A., or Assignee, is entitled to and shall have possession of the premises as of a date <sup>AM</sup> ~~60~~ days after the entry of the Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

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 Sheriff of Cook County is directed to place the Plaintiff in possession of the premises commonly known as:

1021 SOUTH SCOVILLE AVENUE, OAK PARK, IL 60304

I. That the Sheriff is further ordered to evict, no sooner than <sup>60</sup> ~~30~~ days from the entry of this Order:

JAMES MOEN A/K/A JAMES E MOEN, MARY MOEN A/K/A MARY S MOEN now in possession of the premises commonly known as:

1021 SOUTH SCOVILLE AVENUE, OAK PARK, IL 60304

No occupants other than the individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court;

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

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A. c/o Attn: Gail Klein PNC Bank, National Association 3232 Newmark Drive, Miamisburg, OH 45342 (800) 367-9305

IT IS HEREBY 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.

DATED: \_\_\_\_\_

ENTER:

**Judge Anna M. Loftus**

JUDGE

SEP 10 2015

**Circuit Court - 2102**

PIERCE & ASSOCIATES  
Attorneys for Plaintiff  
1 North Dearborn Street  
Thirteenth Floor  
Chicago, Illinois 60602  
Attorney Code #91220  
(312) 476-5500  
1124653