

# UNOFFICIAL COPY



Doc#: 1527149009 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/28/2015 08:53 AM Pg: 1 of 6

## SHERIFF'S DEED

2013-01479-CH 13010626  
THE GRANTOR, SHERIFF OF COOK COUNTY, ILLINOIS, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois on March 24, 2015 in Case No. 13 CH 16371 entitled Bank of America, N.A. v. Unknown Heirs and Legatees of Elizabeth Nelson, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on May 21, 2015, does hereby grant, transfer and convey to Bank of America, N.A., the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Legal: LOT 45 (EXCEPT THE SOUTHERLY 17.5 FEET THEREOF) IN BLOCK 2 IN THE RESUBDIVISION OF THAT PORTION OF LOTS 1 AND 3 IN BLOCK 240 IN CHICAGO HEIGHTS LYING SOUTH OF A LINE DRAWN 33 FEET NORTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS PER PLAT RECORDED SEPTEMBER 14, 1916 AS DOCUMENT 5949185.

Common Address: 1306 Lincoln Avenue, Chicago Heights, Illinois 60411  
P.I.N.: 32-21-117-050-0000

Dated this 21 day of September, 2015.

(SEAL)

Joshua Thomas #11024  
Cook County, Illinois

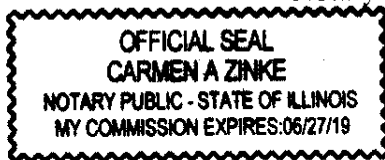
State of Illinois )  
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Thomas personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this SEP 21 2015 day of SEP 21 2015, 2015.

Commission expires \_\_\_\_\_

Carmen A. Zinke  
Notary Public

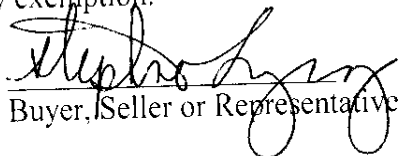


RECORDED

150134

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This deed shall be exempt from transfer tax under the 35 Ill. Comp. Stat. 200/31-45(l) government instrumentality exemption.

9/23/15   
 Date Buyer, Seller or Representative

Send tax bill to: Bank of America, N.A.  
 2001 Bishop Gate Blvd.  
 Mount Laurel, NJ 08054

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit A.

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60563

Return to: Anselmo Lindberg Oliver LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

R412

Grantee Name and Address: Reverse Mortgage Solutions  
 2001 Bishop Gate Boulevard  
 Mount Laurel, NJ 08054  
 800-257-0460

PREMIER TITLE  
 1000 JORIE BLVD., SUITE 130  
 OAK BROOK, IL 60523  
 830-571-2111

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F13010626 RMS

## IN THE CIRCUIT COURT OF COOK COUNTY COUNTY DEPARTMENT, CHANCERY DIVISION

Bank of America, N.A.

Plaintiff,

vs.

Jackie Elliott; CERT MAIL Secretary of Housing and Urban Development; Debra Hardman aka Debra Hardman Jackson aka Debra Jackson; Rickey Nelson aka Rickey Nelson, Jr. aka Ricky Nelson aka Ricky; Unknown Heirs and Legatees of Elizabeth Nelson; Secretary of Housing and Urban Development; City of Chicago Heights; Thom Creek Basin Sanitary District; Richard Irvin Special Representative; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 13 CH 16371  
Property Address: 1306 Lincoln Avenue,  
Chicago Heights, Illinois 60411

Otto Calendar 61

### ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION

THIS CAUSE comes to be heard on Plaintiff, Bank of America, N.A., 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 described as:

SEE ATTACHED

Common Address: 1306 Lincoln Avenue, Chicago Heights, Illinois 60411

P.I.N.: 32-21-117-050-0000

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

The real property was last inspected by movant, its insurers, investors, or agent on May 22, 2015.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution are hereby approved, ratified and confirmed;

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That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$41528.68 and that execution issue thereof.

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;

A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509;

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamps, 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. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises immediately from the entry of this Order without further Order of Court, as provided in 735 ILCS 5/15-1701(c)(2);

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

The Sheriff of Cook County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:

1306 Lincoln Avenue, Chicago Heights, Illinois, 60411

~~That the Sheriff is further ordered to evict Jackie Elliott, Debra Hardman aka Debra Hardman Jackson aka Debra Jackson, Rickey Nelson aka Rickey Nelson, Jr. aka Ricky Nelson aka Ricky, Unknown Heirs and Legatees of Elizabeth Nelson, now in possession of the premises commonly known as:~~


~~1306 Lincoln Avenue, Chicago Heights, Illinois 60411~~

A copy of this order shall be sent via regular mail to all defendants within seven days.

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

Reverse Mortgage Solutions  
2001 Bishop Gate Boulevard  
Mount Laurel, NJ 08054  
800-257-0460

DATE: \_\_\_\_\_ Judge Michael F. Otto

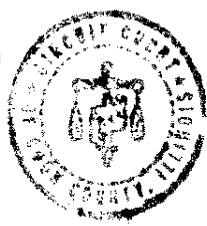
ENTER:  \_\_\_\_\_ SEP 09 2015  
Circuit Court - 2065

ANSELMO LINDBERG OLIVER LLC  
1771 W. Diehl Rd., Ste 120  
Naperville, IL 60563-4947  
630-453-6960 866-402-8661  
630-428-4620 (fax)  
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,  
Pentia 1794, Winnebago 3802, IL 03126232

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.  
**DOROTHY BROWN SEP 18 2015**  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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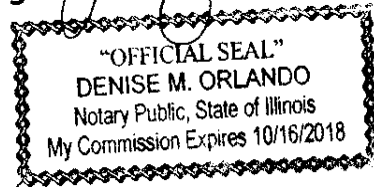
## STATEMENT BY GRANTOR AND GRANTEE

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 13, 2015

Signature: *Stephan Henry*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 13 day of September, 2015  
Notary Public *Denise M. Orlando*



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 13, 2015

Signature: *Stephan Henry*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 13 day of September, 2015  
Notary Public *Denise M. Orlando*

