

130174

SHERIFF'S DEED

UNOFFICIAL COPY

2011-03994-CH F11060116  
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 February 7, 2013 in Case No. 12 CH 3398 entitled JPMorgan Chase Bank, National Association v. Federico R. Torres aka Federico Torres, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on July 8, 2013, does hereby grant, transfer and convey to The Secretary of Housing and Urban Development, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



Doc#: 1527349003 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/30/2015 08:52 AM Pg: 1 of 6

Legal: LOT 5 IN BLOCK 1 IN MATTESON FARMS, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 21137 Kildare Avenue, Matteson, Illinois 60443  
P.I.N.: 31-22-402-005-0000

Dated this \_\_\_\_\_ day of SEP 10, 2013, 20\_\_.

Marvin Marin 10346  
Cook County, Illinois

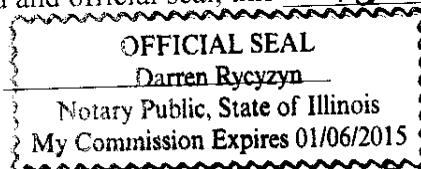
(SEAL)

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 Marvin Marin 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 10<sup>th</sup> day of September, 2013.

Commission expires



Dan Ryan  
Notary Public

This deed is exempt under provisions of paragraph B Section 31-45, Real Estate Transfer Act

9/28/15 Stephan...  
Date Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to: The Secretary of Housing and Urban Development  
77 W. Jackson Blvd, 27<sup>th</sup> Floor  
Chicago, IL 60604

No/City/Village Municipal Exempt Stamp or Fee Required per the attached Certificate Court Order marked Exhibit 11.

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Prepared by: Steve Lindberg, 1807 W. Diehl Rd., Ste 333, Naperville, IL 60563

Return to: Freedman Anselmo Lindberg LLC, 1807 W. Diehl Rd., Suite 333, Naperville, IL 60563.

grantee address:

R412

Allen Broussard  
8600 W. Bryn Mawr, suite 6005  
Chicago, IL 60631  
(773) 114-9200

Property of Cook County Clerk's Office

PREMIER TITLE  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

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F11060116 CHOI

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

JPMorgan Chase Bank, National Association

Plaintiff,

vs.

Federico R. Torres aka Federico Torres; Martha A. Torres  
aka Martha A. Godinez; Unknown Owners and Non-Record  
Claimants

Defendants.

CASE NO. 12 CH 3398  
Property Address: 21137 Kildare Avenue,  
Matteson, Illinois 60443

Simko Calendar 58

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

THIS CAUSE comes to be heard on Plaintiff, JPMorgan Chase Bank, National Association, 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: 21137 Kildare Avenue, Matteson, Illinois 60443

P.I.N.: 31-22-402-005-0000

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 07/09/2013.

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;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution, and a proceeds check may be issued to JPMorgan Chase Bank, National Association, the current Loan Servicer named in the Complaint to Foreclose a Mortgage;

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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;

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:

21137 Kildare Avenue, Matteson, Illinois 60443

That the Sheriff is further ordered to evict FEDERICO R TORRES AKA FEDERICO TORRES AND MARTHA A TORRES AKA MARTHA A GODINEZ AND UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, now in possession of the premises commonly known as:

21137 Kildare Avenue, Matteson, Illinois 60443

That there be no just cause for delay in the enforcement of or appeal from this Order.

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:

My'Ron McGee  
10 S. Dearborn, 15th Floor  
Mail Code: IL 1-0020  
Chicago, IL 60603  
Office: 312-732-4268  
Cell: 312-919-5738

DATE:                      **JUDGE DARRYL B. SIMKO**  
*9/3/13*  
**AUG 30 2013**  
ENTER:                      **CIRCUIT COURT - 1823**  
*JJ 82*

FREEDMAN ANSELMO LINDBERG LLC  
1771 W. Diehl Rd., Ste 150  
Naperville, IL 60563-4947  
630-453-6960 866-402-8661  
630-428-4620 (fax)  
Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,  
Peoria 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 and correct  
**DOROTHY BROWN** SEP 12 2013

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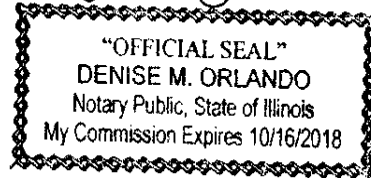
## STATEMENT BY GRANTOR AND GRANTEE

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 28, 2015

Signature: *Stephan Lopez*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Stephan Lopez  
This 28 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 28, 2015

Signature: *Stephan Lopez*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Stephan Lopez  
This 28 day of September, 2015  
Notary Public Denise M. Orlando

