

UNOFFICIAL COPY

2015-04676-F 14110048ET



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 3, 2015, in Case No. 13 CH 19185, entitled U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SROF 2013-S3 REMIC TRUST I vs.

Doc#: 1527349005 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 08:54 AM Pg: 1 of 6

MARY L. WILSON AKA MARY LEE WILSON, 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 7, 2015, does hereby grant, transfer, and convey to **U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 7 IN BLOCK 7 IN THE RESUBDIVISION OF BLOCKS 1, 2, 7 AND 8 OF A SUBDIVISION OF 34 ACRES IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2020 SOUTH 10TH AVENUE, Maywood, IL 60153

Property Index No. 15-15-422-026-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 17th day of September, 2015.

The Judicial Sales Corporation

By:

Nancy R. Vallone
President and Chief Executive Officer

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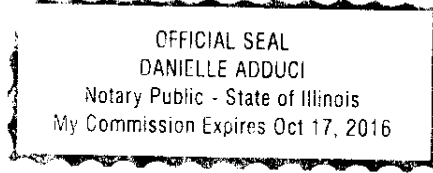
Judicial Sale Deed

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

17th day of September, 2015

Danielle Adduci
Notary Public



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 1, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

9/28/15
Date

Steph...
Buyer, Seller or Representative

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:

U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE,
by assignment
8742 LUCENT BLVD., SUITE 575
Highlands Ranch, CO, 80129

Contact Name and Address:

Contact: Pat Hamilton
Address: 8742 Lucent Blvd., Suite 300
Highlands Ranch, CO 80129
Telephone: (866) 625-8133

Mail To:

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Road, Suite 150
NAPERVILLE, IL, 60563
(630) 453-6960
Att. No. 26122
File No. F14110048

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

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F14110048FT SLS

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

U.S. Bank National Association, as Trustee for The SROF 2013-S3 REMIC Trust I]
]
 Plaintiff,]
]
 vs.]
]
 Mary L. Wilson aka Mary Lee Wilson; Unknown Owners and Non-Record Claimants]
]
 Defendant.]

CASE NO. 13 CH 19185
 Property Address: 2020 South 10th Avenue, Maywood, Illinois 60153

Otto Calendar 61

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

THIS CAUSE comes to be heard on Plaintiff, U.S. Bank National Association, as Trustee for The SROF 2013-S3 REMIC Trust I, 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: 2020 South 10th Avenue, Maywood, Illinois 60153

P.I.N.: 15-15-422-026-0000

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 July 11, 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;

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

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That the Plaintiff have and recover an IN PERSONAM deficiency judgment against Mary L. Wilson aka Mary Lee Wilson in the sum of \$125485.69 and that execution issue therefore;

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 no sooner than 30 days 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:

2020 South 10th Avenue, Maywood, Illinois 60153

That the Sheriff is further ordered to evict Mary L. Wilson aka Mary Lee Wilson, now in possession of the premises commonly known as:

2020 South 10th Avenue, Maywood, Illinois 60153

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:

Specialized Asset Management LLC
Pat Hamilton
8742 Lucent Blvd., Suite 575
Highlands Ranch, Colorado 80129
866-625-8133

DATE: _____

Judge Michael F. Otto

ENTER: _____

SEP 08 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,

Peoria 1794, Winnebago 3802, IL 03126232

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT ANSELMO LINDBERG OLIVER LLC IS DEEMED TO BE A DEBT COLLECTOR FOR ITS RESPECTIVE CLIENTS AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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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.

Date: ~~DOROTHY BROWN~~ SEP 24 2015
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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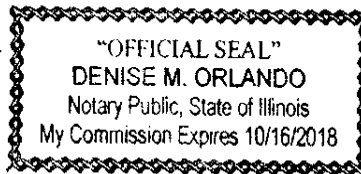
STATEMENT BY GRANTOR AND GRANTEE

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 18, 2015

Signature: *Stephan Lyman*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 18, 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 18, 2015

Signature: *Stephan Lyman*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 18, day of September, 2015
Notary Public *Denise M. Orlando*

