

# UNOFFICIAL COPY



## 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 23, 2015, in Case No. 14 CH 016813, entitled WELLS FARGO BANK, NA vs. EDUARDO SANCHEZ, 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 September 1, 2015, does hereby grant, transfer, and convey to **WELLS FARGO BANK, NA** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

Doc#: 1529339005 Fee: \$48.00  
RHSP Fee: \$9.00 HPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2015 09:25 AM Pg: 1 of 6

THE SOUTH 1/2 OF LOT 32 (EXCEPT THE SOUTH 30 FEET THEREOF) IN THIRD ADDITION TO BROADVIEW ESTATES A SUBDIVISION OF THE WEST 3/4 OF THE NORTH 67.2 ACRES OF THE SOUTH 150.4 ACRES OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1905 S. 21ST AVENUE, MAYWOOD, IL 60153

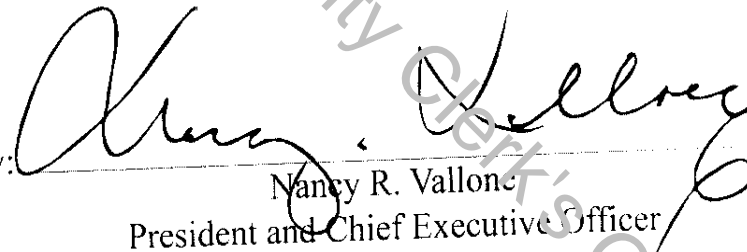
Property Index No. 15-15-312-003

Grantor has caused its name to be signed to those present by its President and CEO on this 12th day of October, 2015.

The Judicial Sales Corporation

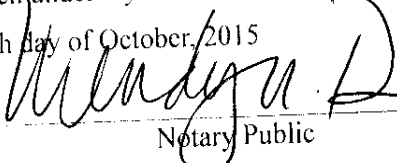
BOX 70

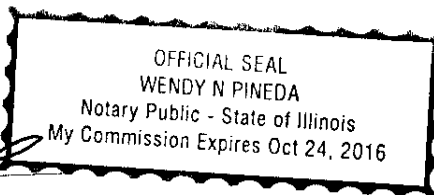
Codilis & Associates, P.C.

By:   
Nancy R. Vallone  
President and Chief Executive Officer

State of IL, County of COOK ss, I, Wendy N Pineda, 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  
12th day of October, 2015

  
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

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Judicial Sale Deed

Exempt under provision of Paragraph   L  , Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

10/14/15  
Date

Matthew H. Moses  
Buyer, Seller or Representative

This Deed 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 Deed issued hereunder without affixing any transfer stamps, pursuant to court order in Case Number 14 CH 016813.

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:

WELLS FARGO BANK, NA  
3476 Stateview Blvd.  
Ft. Mill, SC. 29715

Contact Name and Address:

Contact: Drew Hohensee  
Address: 1 Home Campus  
Des Moines, IA 50328  
Telephone: 414-214-9270

Mail To:

M. Moses  
CODILIS & ASSOCIATES, P.C.  
Matthew Moses, ARDC #6278082  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-14-19302

Property of Cook County Clerk's Office

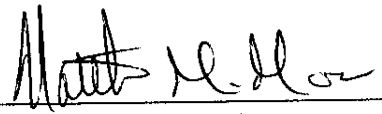
# UNOFFICIAL COPY

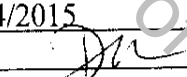
File # 14-14-19302

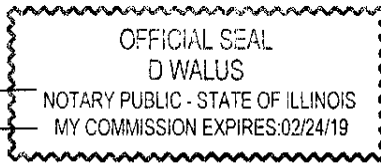
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 October 14, 2015

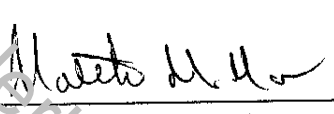
Signature:   
**Grantor or Agent**

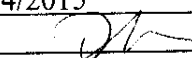
Subscribed and sworn to before me  
By the said Agent  
Date 10/14/2015  
Notary Public 

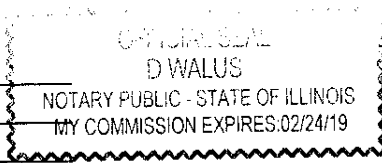


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated October 14, 2015

Signature:   
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
Date 10/14/2015  
Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of 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**

Calendar Number 62

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

Wells Fargo Bank, NA  
 PLAINTIFF

Vs.

Eduardo Sanchez; Irma Sanchez  
 DEFENDANTS

No. 14 CH 016813

1905 S. 21st Avenue  
 Maywood, IL 60153

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

This cause comes to be heard on Plaintiff's 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 and described as:

THE SOUTH 1/2 OF LOT 32 (EXCEPT THE SOUTH 30 FEET THEREOF) IN THIRD ADDITION TO BROADVIEW ESTATES A SUBDIVISION OF THE WEST 3/4 OF THE NORTH 67.2 ACRES OF THE SOUTH 150.4 ACRES OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1905 S. 21st Avenue , Maywood, IL 60153

Property Index Number: 15-15-312-003

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

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

That the sale was fairly and properly made;

That The Judicial Sales Corporation, hereinafter sales officer, has in every respect proceeded in accordance with the terms of this Court's Judgment and;

That the real property described herein, which is the subject matter of the instant proceedings, is a Single Family Home;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 09/02/2015;

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That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through:

Drew Hohensee  
1 Home Campus  
Des Moines, IA 50328  
414-214-9270

That justice was done.

## IT IS THEREFORE ORDERED:

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. 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;
4. That there shall be IN PERSONAM deficiency judgment entered in the sum of \$66,600.93 with the interest thereon as by statute provided against; Eduardo Sanchez; Irma Sanchez

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

## IT IS FURTHER ORDERED:

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date 30 days ( ) after entry of this order against Eduardo Sanchez; Irma Sanchez, without further Order of the Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess:

Eduardo Sanchez; Irma Sanchez at the subject property commonly known as:

1905 S. 21st Avenue  
Maywood, IL 60153

30 days after entry of this order.

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

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IT IS FURTHER ORDERED that the Deed to be issued hereunder is exempt from all transfer taxes, either state, county or local/municipal and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer or exemption stamps of any nature.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

ENTER: \_\_\_\_\_  
Judge

DATED: \_\_\_\_\_  
Judge Daniel Patrick Brennan  
SEP 24 2015  
Circuit Court 1932

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-14-19302  
Cook #21762

**NOTE: This law firm is a debt collector.**

Property of Cook County Clerk's Office