

# UNOFFICIAL COPY

File No. PA1116632



1531419095

Doc#: 1531419095 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/10/2015 11:34 AM Pg: 1 of 5

## 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 March 30, 2015, in Case No. 12 CH 20935, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs.

ANTHONY RODRIGUEZ, 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 1, 2015, does hereby grant, transfer, and convey to **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 19 IN BLOCK 5 IN THE RE-SUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 8 (EXCEPT LOT 4 IN BLOCK 3 AND LOT 3 IN BLOCK 8) IN ARDS, BEING A SUBDIVISION OF LOTS 2, 3, 4 AND 5 IN SNYDACKER'S PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**


Commonly known as 4847 SOUTH LATROBE AVENUE, CHICAGO, IL 60638

Property Index No. 19-09-115-016-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 9th day of October, 2015.

**The Judicial Sales Corporation**

*x Unincorporated  
Stickney, IL*

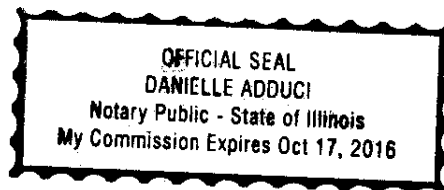
By:   
Nancy R. Vallone  
President and Chief Executive Officer

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

9th day of October, 2015

  
Notary Public



**UNOFFICIAL COPY****Judicial Sale Deed**

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

11/9/15  
Date

Kelena Walker  
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:

Attention:

Kelly Livingston

Grantee:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Mailing Address:

7255 Bay Meadows Way  
Jacksonville, FL 32256

Telephone:

(904) 886-1630

Mail To:

PIERCE & ASSOCIATES  
One North Dearborn Street Suite 1300  
CHICAGO, IL, 60602  
(312) 476-5500  
Att. No. 91220  
File No. PA1116632

County Clerk's Office

# UNOFFICIAL COPY

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff,

-v.-

ANTHONY RODRIGUEZ, JOSIE FREEMAN

Defendants

12 CH 20935  
4847 SOUTH LATROBE AVENUE  
CHICAGO, IL 60638

Calendar #62 JUDGE D. BRENNAN

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION,  
ORDER FINDING PERSONAL DEFICIENCY**

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:

LOT 19 IN BLOCK 5 IN THE RE-SUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 8 (EXCEPT LOT 4 IN BLOCK 3 AND LOT 3 IN BLOCK 8) IN ARDS, BEING A SUBDIVISION OF LOTS 2, 3, 4 AND 5 IN SNYDACKER'S PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4847 SOUTH LATROBE AVENUE, CHICAGO, IL 60638

Property Index No. 19-09-115-016-0000.

Due notice of said motion 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) were given;

That said sale was fairly and properly made;

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

That justice was done.

**IT IS FURTHER ORDERED:**

That the real property that is the subject matter of the instant proceeding is a occupied, single family home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on July 2, 2015

**IT IS THEREFORE ORDERED:**

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

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

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure

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## Order Approving Report of Sale

and Sale and the date of sale are approved;

That there shall be a personal deficiency judgment entered in the sum of \$220,276.76 with interest thereon as by statute provided, against: ANTHONY RODRIGUEZ & JOSIE FREEMAN

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

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

That upon request by the successful bidder, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, or assignee and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

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

Grantee or Mortgagee: JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
 Contact: Mr. PETER DOIDOMANI  
 Address: 10790 RANCHO BERNARDO ROAD, DEPT. 310  
 SAN DIEGO, CA 92127  
 Telephone Number: (800) 448-7912

**IT IS FURTHER ORDERED:**

That upon request by the successful bidder, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, or assignee is entitled to and shall have possession of the premises as of 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess ANTHONY RODRIGUEZ, JOSIE FREEMAN from the premises commonly known as 4847 SOUTH LATROBE AVENUE CHICAGO, IL, 60638

That the Sheriff cannot evict until 30 days after the 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.

That the Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor:

IT IS FURTHER 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 Deed issued hereunder without affixing any transfer stamps.

Date: \_\_\_\_\_

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

Judge Daniel J. Shiras Freeman  
 OCT 05 2015  
 Circuit Court 1932  
 Judge

PIERCE & ASSOCIATES  
 One North Dearborn Street Suite 1300  
 CHICAGO, IL 60602  
 (312) 476-5500  
 Attorney File No. PA1116632  
 Attorney Code. 91220  
 Case Number: 12 CH 20935  
 TJSC#: 35-5304

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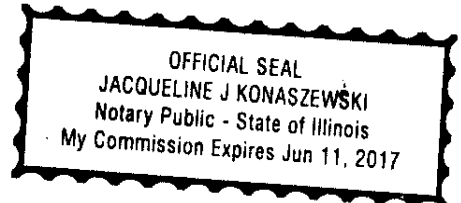
## STATEMENT BY GRANTOR AND GRANTEE

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 November 9, 2015

Signature: *Keena Walker*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 9 day of November, 2015  
Notary Public *Jacqueline J. Konaszewski*

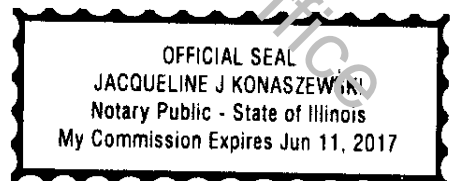


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 9, 2015

Signature: *Keena Walker*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 9 day of November, 2015  
Notary Public *Jacqueline J. Konaszewski*



**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.)