

UNOFFICIAL COPY

2011-07908-PT F11100499
JUDICIAL SALE DEED



Doc#: 1531649036 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/12/2015 08:56 AM Pg: 1 of 6

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on May 13, 2015 in Case No. 10 CH 12793 entitled U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust vs. Carmen Romo and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on August 14, 2015, does hereby grant, transfer and convey to U.S. Bank Trust, N.A, as Trustee for LSF8 Master Participation Trust the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

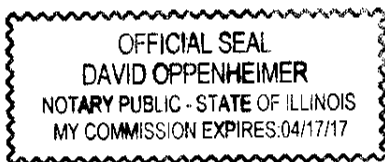
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this November 4, 2015.

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on November 4, 2015 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



Notary Public

Prepared by A. Schusteff, 120 W. Madison St., Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) November 4, 2015.

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

PREMIER TITLE

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Rider attached to and made a part of a Judicial Sale Deed dated November 4, 2015 from INTERCOUNTY JUDICIAL SALES CORPORATION to U.S. Bank Trust, N.A, as Trustee for LSF8 Master Participation Trust and executed pursuant to orders entered in Case No. 10 CH 12793.

PARCEL 1: THAT PART OF LOT 3 IN ZEMONS CAPITOL HILL SUBDIVISION UNIT NUMBER 9, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 01 DEGREES, 39 MINUTES, 26 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 55.97 FEET; THENCE SOUTH 77 DEGREES, 39 MINUTES, 14 SECONDS WEST, A DISTANCE OF 103.58 FEET; THENCE NORTH 12 DEGREES, 20 MINUTES, 46 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE NORTH 77 DEGREES, 39 MINUTES, 14 SECONDS EAST ALONG THE SAID NORTH LINE OF LOT 3, A DISTANCE OF 113.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS AS SET FORTH IN THAT DECLARATION OF EASEMENTS AND EXHIBIT "1" ATTACHED THERETO, DATED AUGUST 14, 1962 AND RECORDED SEPTEMBER 9, 1962 AS DOCUMENT NUMBER 18581837 MADE BY D. S. P. BUILDING CORPORATION, A CORPORATION OF ILLINOIS, AND ALSO CONTAINED IN DOCUMENT NUMBER 18571392 AND IN DOCUMENT NUMBER 18553110; AND AS CREATED BY THE MORTGAGE FROM D. S. P. BUILDING CORPORATION, A CORPORATION OF ILLINOIS, TO MARSHALL SAVINGS AND LOAN ASSOCIATION, A CORPORATION OF ILLINOIS, DATED FEBRUARY 5, 1963 AND RECORDED FEBRUARY 25, 1963 AS DOCUMENT NUMBER 18727340; FOR THE BENEFIT OF PARCEL 1, AFORESAID, FOR INGRESS AND EGRESS OVER AND ACROSS THAT PART OF SAID LOT 3 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 77 DEGREES, 39 MINUTES, 14 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 20 MINUTES, 46 SECONDS EAST, A DISTANCE OF 88.00 FEET; THENCE SOUTH 77 DEGREES, 39 MINUTES, 14 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 12 DEGREES, 20 MINUTES, 46 SECONDS WEST, A DISTANCE OF 58.14 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY, ALONG THE SAID NORTH LINE OF LOT 3, AN ARC DISTANCE OF 9.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES, 39 MINUTES, 14 SECONDS EAST, A DISTANCE OF 70.96 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1, AFORESAID), IN COOK COUNTY, ILLINOIS.

Commonly known as 303 Dover Drive, Des Plaines, Illinois 60018

P.I.N. 08-24-402-141-0000

RETURN TO:

Anselmo Lindberg Oliver LLC
1771 West Diehl Road
Suite 120
Naperville, Illinois 60563-1890

PREMIER TITLE
1000 JORIE BLVD, SUITE 130
OAK BROOK, IL 60521
630-571-7111

GRANTEE CONTACT INFORMATION:

U.S. Bank Trust, N.A, as Trustee for LSF8 Master Participation Trust
3701 regent Blvd.
Irving, TX 75063

MAIL TAX BILLS TO:

Andy Sanchez
14745 W. Bernardo Dr., Ste 300
San Diego, CA 92127
(214) 874-4946

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F11100499 CALI

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

U.S. Bank Trust, N.A, as Trustee for LSF8 Master
Participation Trust

Plaintiff,

vs.

Carmen Romo; Antonio Romo; Unknown Owners and
Non-Record Claimants

Defendants.

CASE NO. 10 CH 12793
Property Address: 303 Dover Drive, Des
Plaines, Illinois 60018

Meyerson Calendar 56

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

THIS CAUSE comes to be heard on Plaintiff, U.S. Bank Trust, N.A, as Trustee for LSF8 Master Participation Trust, 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: 303 Dover Drive, Des Plaines, Illinois 60018

P.I.N.: 08-24-402-141-0000

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 August 15, 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;

That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$292437.16 and that execution issue thereof.

That the Mortgagee's fees and costs arising between the entry of the Judgment of Forcclosure and Sale and the date of sale are approved;

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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~~⁶⁰ 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:

303 Dover Drive, Des Plaines, Illinois 60018

That the Sheriff is further ordered to evict Antonio Romo; Carmen Romo, now in possession of the premises commonly known as:

303 Dover Drive, Des Plaines, Illinois 60018

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:

Caliber Home Loans
Nathan Mansi
16745 W. BERNARDO DRIVE, SUITE 300
SAN DIEGO, CA 92127
O: (858) 649-5863
M: (858) 705-7362

Judge Pamela McLean Meyerson

OCT 28 2015

DATE: _____

ENTER:  _____
Circuit Court - 2103

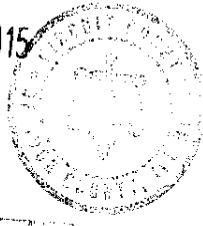
ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Rd., Ste 120
Naperville, IL 60563-4947
630-453-6960 866-402-8661
630-428-4620 (fax)
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232

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.
DOROTHY BROWN NOV 06 2015
Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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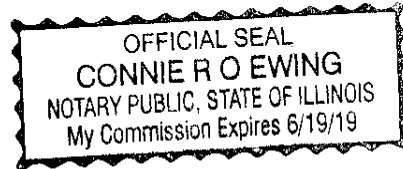
STATEMENT BY GRANTOR AND GRANTEE

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 November 9, 2015

Signature: *Stephen Jay*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 9 day of November, 2015
Notary Public *Connie R. O. Ewing*



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: *Stephen Jay*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 9 day of November, 2015
Notary Public *Connie R. O. Ewing*

