

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 2, 2015, in Case No. 14 CH 011920, entitled CITIZENS BANK, NATIONAL ASSOCIATION F/K/A RBS CITIZENS NA vs. TIMOTHY H.

DANZER, 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 August 18, 2015, does hereby grant, transfer, and convey to CITIZENS BANK, N.A. the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 12 IN BLOCK 22 IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE ROAD DEVELOPMENT IN SECTIONS 22 AND 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 212 S. BOTHWELL STREET, PALATINE, IL 60067


Property Index No. 02-22-221-012

Grantor has caused its name to be signed to those present by its President and CEO on this 3rd day of November, 2015.

BOX 70

Codilis & Associates, P.C.

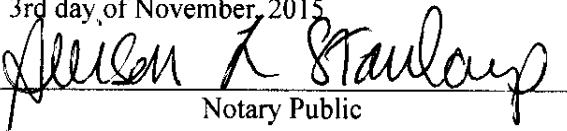
The Judicial Sales Corporation

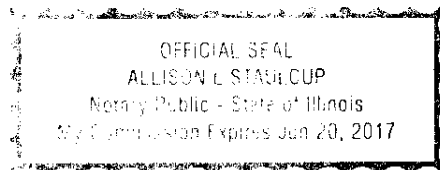
By: 
Nancy R. Vallone
President and Chief Executive Officer

State of IL, County of COOK ss, I, Allison L. Staulcup, 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

3rd day of November, 2015


Notary Public







1531722068D

Doc#: 1531722068 Fee: \$48.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2015 01:12 PM Pg: 1 of 6

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 11-9-15 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

11-9-15 Date [Signature] Buyer, Seller or Representative Daniel Walters
ARDC# 6270792

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 011920.

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:

CITIZENS BANK, N.A.
10561 TELEGRAPH ROAD
GLEN ALLEN, VA, 23059

Contact Name and Address:

Contact: ANDREW BENFORD
Address: 10 TRIPPS LANE
Riverside, RI 02915
Telephone: 401-248-6540

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. 14-14-11295

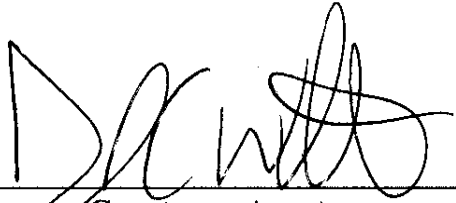
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File # 14-14-11295


STATEMENT BY GRANTOR AND GRANTEE

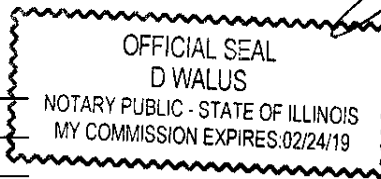
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 9, 2015

Signature: 
Grantor or Agent

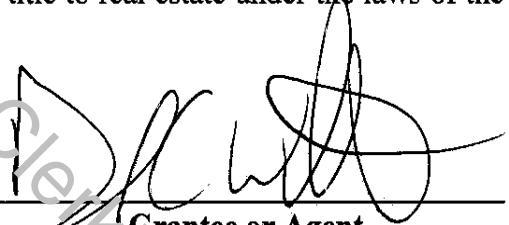
Daniel Walters
ARDC# 6270792

Subscribed and sworn to before me
By the said Agent
Date 11/9/2015
Notary Public 

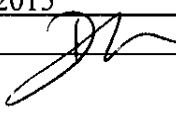


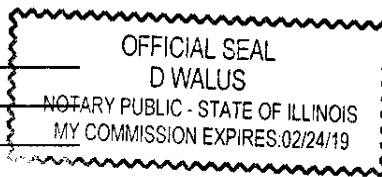
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 9, 2015

Signature: 
Grantee or Agent

Daniel Walters
ARDC# 6270792

Subscribed and sworn to before me
By the said Agent
Date 11/9/2015
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 EXHIBIT

Calendar Number 62

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

Citizens Bank, National Association f/k/a RBS Citizens
NA
PLAINTIFF

Vs.

No. 14 CH 011920

Timothy H. Danzer; Suzanne M. Danzer; Therese
Kendig; Itasca Bank & Trust Co., as Trustee u/t/a dated
3/17/09 a/k/a Trust No. 12441; Unknown Beneficiaries of
the Itasca Bank & Trust Co., as Trustee u/t/a dated
3/17/09 a/k/a Trust No. 12441; Citizens Bank, National
Association; Unknown Owners and Nonrecord Claimants
DEFENDANTS

212 S. Bothwell Street
Palatine, IL 60067

**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:

LOT 12 IN BLOCK 22 IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE ROAD
DEVELOPMENT IN SECTIONS 22 AND 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 212 S. Bothwell Street , Palatine, IL 60067

Property Index Number: 02-22-221-012

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;

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That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 08/19/2015;

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

Andrew Benford
10 Tripps Lane
Riverside, RI 02915
401 248-6540

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 an IN REM deficiency Judgment entered in the sum of \$317,058.04 with interest thereon by statute provided, against the subject property;
5. That any 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 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~~ (12-28-15) after entry of this order against Timothy H. Danzer; Suzanne M. Danzer; Therese Kendig; Itasca Bank & Trust Co., as Trustee u/t/a dated 3/17/09 a/k/a Trust No. 12441; Citizens Bank, National Association, 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:

Timothy H. Danzer; Suzanne M. Danzer; Therese Kendig; Itasca Bank & Trust Co., as Trustee u/t/a dated 3/17/09 a/k/a Trust No. 12441; Unknown Beneficiaries of the Itasca Bank & Trust Co., as Trustee u/t/a dated 3/17/09 a/k/a Trust No. 12441 at the subject property commonly known as:

212 S. Bothwell Street

UNOFFICIAL COPY

Palatine, IL 60067

~~12-30-15~~

~~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.

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

Judge Daniel Patrick Brennan

DATED: _____

OCT 21 2015
Circuit Court 1932

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-14-11295
Cook #21762

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office