

UNOFFICIAL COPY

1207555

JUDICIAL SALE DEED

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 November 10, 2014 in Case No. 12 CH 15256 entitled PNC Bank vs. Lesnicki and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on September 10, 2015, does hereby grant, transfer and convey to PNC BANK, NATIONAL ASSOCIATION the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 1532013038 Fee: \$46.
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 11/16/2015 10:21 AM Pg: 1 of

LOT 80 IN ROBERT BARTLETT'S HARLEM AVENUE GARDEN HOMESITES, BEING A SUBDIVISION OF PART OF THE NORTH 1200 FEET OF THE EAST 1/2 OF THE NORTHEAST 1575 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13 TOWNSHIP 37 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 23-13-204-012-0000. Commonly known as 10441 South 75th Avenue, Palos Hills, IL 60465.

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 3, 2015.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

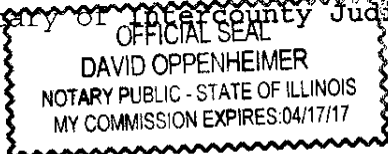
Secretary

Frederick S. Lappe

President

Andrew D. Schusteff

State of Illinois, County of Cook ss, This instrument was acknowledged before me on November 3, 2015 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



Notary Public

David Oppenheimer

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.
 Exempt from real estate transfer tax under 35 ILCS 200/31-45(1).

BR

UNOFFICIAL COPY

Grantor's Name and Address:

INTERCOUNTY JUDICIAL SALES CORPORATION
120 W. Madison Street
Chicago, Illinois 60602
(312) 444-1122

Grantee's Name and Address and Mail Tax Bills to:

Attention: GAIL KLEIN

Grantee: PNC BANK, NATIONAL ASSOCIATION

Mailing Address: 3232 NEWMARK DR
MIAMISBURG, OH 45342

Tel#: 600-367-9305

Mail to:

Pierce and Associates ARIS CHALAN
One North Dearborn Street, Suite 1300
Chicago, Illinois 60602
Atty. No. 91220
File Number 1207555

Property of Cook County Clerk's Office

UNOFFICIAL COPY

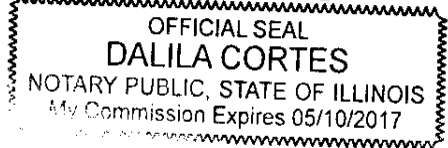
STATEMENT BY GRANTOR AND GRANTEE

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 13, 2015

Signature: *[Handwritten Signature]*

Grantor or Agent



Subscribed and sworn to before me
By the said Agent
This 13th day of November, 2015
Notary Public *[Handwritten Signature]*

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, 13, 2015

Signature: *[Handwritten Signature]*

Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 13th day of November, 2015
Notary Public *[Handwritten Signature]*

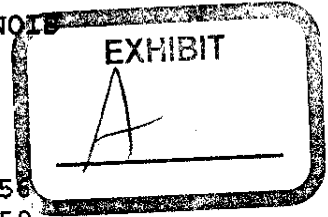


Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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.)

UNOFFICIAL COPY

ATTY NO. 91220

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

PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY)
 MERGER TO NATIONAL CITY BANK SUCCESSOR BY)
 MERGER TO MIDAMERICA BANK, FSB; Plaintiff,) 12 CH 1525
 vs.) Calendar 59
 WALTER LESNICKI; Defendants,)

10441 South 75th Avenue, Palos
Hills, IL 60465

ORDER APPROVING FORECLOSURE REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION AND DEED

NOW COMES the Plaintiff herein, by and through its Attorneys, PIERCE & Assoc., on its Motion for Confirmation of Sale and Right to Possession and the Court, finding due notice of said Motion having been given, having examined the Report of Sale, and it appearing that no objections having been filed, and being fully advised in the premises, FINDS:

1. That the Sale and distribution of Sale proceeds was conducted in accordance with the Judgment for Foreclosure and Sale entered herein and applicable law.
2. The Notice of Sale, required in accordance with 735 ILCS 5/15-1507(c), has been given; the terms of the Sale were fair and conscionable; the Sale was conducted fairly and without fraud.
3. The real property that is the subject matter of this proceeding is a occupied, single family residence.
4. The real property was last inspected by movant or movant's agent on: September, 12, 2015

IT IS THEREFORE ORDERED:

A. Said Report of Sale is approved and confirmed and the Foreclosure Sale Officer's Commission is approved for distribution.

B. That, by reason of the above sale deficiency bid, the Special Right of Redemption pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604) is applicable hereunder;

C. A Deed shall be issued by the Office conducting this Sale immediately following entry of this Order and after full payment of the bid amount, to the successful bidder PNC Bank National Association, or Assignee, conveying title pursuant to 735 ILCS 5/15-1509 on the property legally described as follows: LOT 80 IN ROBERT BARTLETT'S HARLEM AVENUE GARDEN HOMESITES, BEING A SUBDIVISION OF PART OF THE NORTH 1200 FEET OF THE EAST 1/2 OF THE NORTHEAST 1575 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

D. The successful bidder PNC Bank National Association, or Assignee, is entitled to and shall have possession of the premises as of a date 30 days after the entry of the Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

UNOFFICIAL COPY

E. That 735 ILCS 5/9-117 of the Illinois Code of Civil Procedure is not applicable to this Order.

F. A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days;

G. That the Sheriff of Cook County is directed to place the Plaintiff in possession of the premises commonly known as:

10441 South 75th Avenue, Palos Hills, IL 60465

H. That the Sheriff is further ordered to evict, no sooner than 30 days from the entry of this Order:

Walter Lesnicki now in possession of the premises commonly known as:

10441 South 75th Avenue, Palos Hills, IL 60465

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

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

PNC Bank National Association c/o Gail Klein PNC Mortgage fka National City Mortgage Company 3232 Newmark Drive, Miamisburg, OH 45342 (800) 367-9305

IT IS HEREBY 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 Judicial or Sheriff Deed issued hereunder without any exemption stamps.

DATED: _____

ENTER: **Judge Anna M. Loftus**

OCT 26 2015

JUDGE **Circuit Court - 2192**

PIERCE & ASSOCIATES
Attorneys for Plaintiff
1 North Dearborn Street
Thirteenth Floor
Chicago, Illinois 60602
Attorney Code #91220
(312) 476-5500
1207555