

UNOFFICIAL COPY



Doc#: 1532022062 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/16/2015 01:26 PM Pg: 1 of 6

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 May 20, 2015, in Case No. 13 CH 012261, entitled WELLS FARGO BANK, NA vs. ARMANDO BAUTISTA, 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 24, 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:

LOT 14 (EXCEPT THE SOUTH 267.5 FEET THEREOF) IN E.H. CUMMING'S AND COMPANY'S GARDEN HOME ADDITION, BEING A SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 8 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, LYING SOUTH OF THE INDIAN BOUNDARY LINE AND NORTH OF BUTTERFIELD ROAD, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

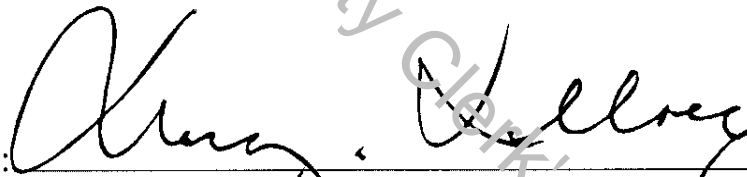
Commonly known as 501 S. 50TH AVENUE, BELLWOOD, IL 60104

Property Index No. 15-08-314-014

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

BOX 70
Codillis & Associates, P.C.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

UNOFFICIAL COPY**Judicial Sale Deed**

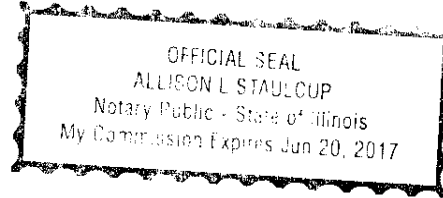
State of IL, County of COOK ss, I, Allison L. Staulcup, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that 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

9th day of November, 2015

Allison L. Staulcup

 Notary Public



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).

11/11/15

 Date

[Signature]

 Buyer, Seller or Representative

Robert Spickerman
 ARDC# 6298715

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 13 CH 012261.

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.
 Fort 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. 14-13-10941

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File # 14-13-10941

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.

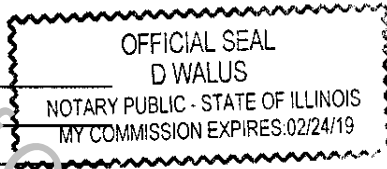
Dated November 11, 2015

Signature: _____

Grantor or Agent

Robert Spickerman
ARDC# 6253715

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

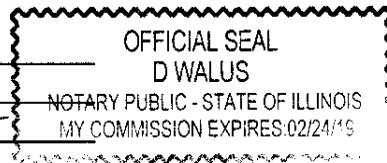
Dated November 11, 2015

Signature: _____

Grantee or Agent

Robert Spickerman
ARDC# 6253715

Subscribed and sworn to before me
By the said Agent
Date 11/11/2015
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 63

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

Wells Fargo Bank, NA
PLAINTIFF

Vs.

Armando Bautista; Berta Hernandez de Bautista
DEFENDANTS

No. 13 CH 012261

501 S. 50th Avenue
Bellwood, IL 60104

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 14 (EXCEPT THE SOUTH 267.5 FEET THEREOF) IN E.H. CUMMING'S AND COMPANY'S GARDEN HOME ADDITION, BEING A SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 8 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, LYING SOUTH OF THE INDIAN BOUNDARY LINE AND NORTH OF BUTTERFIELD ROAD, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 501 S. 50th Avenue, Bellwood, IL 60104

Property Index Number: 15-08-314-014

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 08/25/2015;

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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 \$128,422.30 with the interest thereon as by statute provided against; Armando Bautista

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 the 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 ~~90~~ days (60) after entry of this order against Armando Bautista; Berta Hernandez de Bautista, 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:

Armando Bautista; Berta Hernandez de Bautista at the subject property commonly known as:

501 S. 50th Avenue
Bellwood, IL 60104

60 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 Bridget A. Mitchell

Judge **OCT 26 2015**

DATED: Circuit Court - 2133

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-13-10941
Cook #21762

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office