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11 2013-09386PT / F13110234

SHERIFF'S DEED

Doc#: 1532355149 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/19/2015 09:34 AM Pg: 1 of 6

Dec ID 20151101644843
ST/CO Stamp 0-049-190-976
City Stamp 0-686-250-048

THE GRANTOR, **SHERIFF OF COOK COUNTY, ILLINOIS**, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois on June 23, 2015 in Case No. 14 CH 889 entitled Champion Mortgage Company v. Unknown Heirs and Legatees of Eddie Lee Walton aka Eddie L. Walton aka Eddie Walton, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on August 10, 2015, does hereby grant, transfer and convey to Federal National Mortgage Association, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

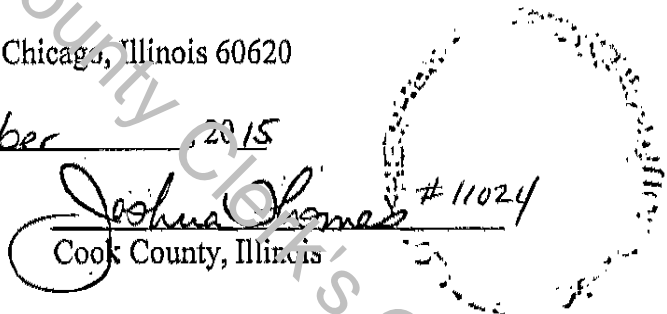
Legal: THE NORTH 33 FEET OF LOT 5 IN BLOCK 13 IN SISSON AND NEWMAN'S SOUTH ENGLEWOOD SUBDIVISION OF PARTS OF SECTIONS 4 AND 5 TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 8848 South Parnell Avenue, Chicago, Illinois 60620

P.I.N.: 25-04-112-038-0000

Dated this 29 day of October, 2015

(SEAL)



State of Illinois)
County of Cook) ss

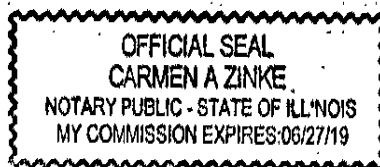
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Thomas personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this OCT 29 2015 day of October, 2015.

Commission expires _____

Carmen A Zinke
Notary Public

PREMIER TITLE



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This deed shall be exempt from transfer tax under the 35 Ill. Comp. Stat. 200/31-45(l) government instrumentality exemption.

11/2/15 *Stephen Lindberg*
 Date Buyer, Seller or Representative

Send tax bill to: Federal National Mortgage Association
 8950 Cypress Waters Boulevard
 Coppell, Texas 75019

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit PC.

Prepared by: Steven Lindberg, 1771 W. Diehl Rd. Suite 120, Naperville, IL 60563

~~Revised~~ Anselmo Lindberg Oliver LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

R412

Contact Name and Address: Casi Andrewjeski
 4000 Horizon Way
 Irving, Texas 75063
 469-426-3610

return to:

PREMIER TITLE
 1350 W. NORTHWEST HWY
 ARLINGTON HEIGHTS, IL 60004
 847-255-7100

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F13110234 CPN

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

Champion Mortgage Company

Plaintiff,

vs.

The Secretary of Housing and Urban Development; Unknown Heirs and Legatees of Eddie Lee Walton aka Eddie L. Walton aka Eddie Walton; Marita Walton aka Marita Lynn Farley aka Marita Walton-Farley; Dorcia Walton aka Dorcia M. Walton aka Dorcia M. Greer aka; Adriana Riely aka Adriana L. Riely; Wonda Smith; Richard Irvin Special Representative; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 14 CH 889
Property Address: 8848 South Parnell Avenue,
Chicago, Illinois 60620

Meyerson Calendar 56

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

THIS CAUSE comes to be heard on Plaintiff, Champion Mortgage Company, 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: 8848 South Parnell Avenue, Chicago, Illinois 60620

P.I.N.: 25-04-112-038-0000

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 11, 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 \$167457.08 and that execution issue thereof.

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Legal Description

THE NORTH 33 FEET OF LOT 5 IN BLOCK 13 IN SISSON AND NEWMAN'S SOUTH ENGLEWOOD SUBDIVISION OF PARTS OF SECTIONS 4 AND 5 TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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;

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 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

That 735 ILCS 5/1-17 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:

8848 South Parnell Avenue, Chicago, Illinois 60620

That the Sheriff is further ordered to evict Unknown Heirs and Legatees of Eddie Lee Walton aka Eddie L. Walton aka Eddie Walton; Marita Walton aka Marita Lynn Farley aka Marita Walton-Farley; Dorcia Walton aka Dorcia M. Walton aka Dorcia M. Greer aka; Adriena Riely aka Adrienne L. Riely; Wonda Smith, now in possession of the premises commonly known as:

8848 South Parnell Avenue, Chicago, Illinois 60620

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:

Casi Andrewjeski
4000 Horizon Way
Irving, Texas 75063
469-426-3610

Judge Pamela McLean Meyer on

DATE:

OCT 21 2015

ENTER

Circuit Court - 2097

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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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 2, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 2 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 2, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 2 day of November, 2015
Notary Public [Handwritten Signature]

