

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 27, 2015, in Case No. 10 CH 30353, entitled WELLS FARGO BANK, NA vs. ALLEN MARSHALL AKA ALLEN

Doc#: 1532444029 Fee: \$46.00
RHSP Fee:\$9.00 RPHF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/20/2015 11:13 AM Pg: 1 of 5

M. MARSHALL, 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 28, 2015, does hereby grant, transfer, and convey to **KONDAUR CAPITAL CORPORATION AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2014-3**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


LOT TWENTY-SIX (26) IN BLOCK SIX (6) IN GOLD COAST ADDITION, BEING A SUBDIVISION OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1926 AS DOCUMENT 9326191, IN COOK COUNTY, ILLINOIS.

Commonly known as 1515 LINCOLN AVENUE, CALUMET CITY, IL 60409

Property Index No. 30-20-308-005-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 12th day of November, 2015.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

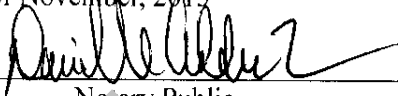
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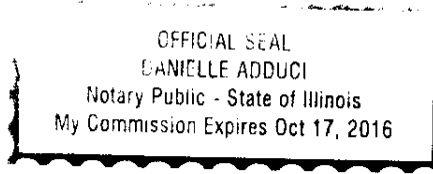
Judicial Sale Deed

State of IL, County of COOK ss, I, Danielle Adduci, 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

12th day of November, 2015

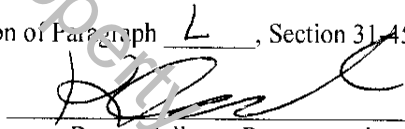

Notary Public



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 4, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

11/18/15
Date


Buyer, Seller or Representative

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:

Attention: ADAM ROESNER

Grantee: KONDAUR CAPITAL CORPORATION AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2014-3, by assignment

Mailing Address: 333 SOUTH ANITA DRIVE, STE 400
ORANGE, CA 92868

Telephone: 714 - 352 - 2009

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1018996

10-18996 Ronda Ann

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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 11/19/15

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID AGENT
THIS 19 DAY OF NOVEMBER
20 15.



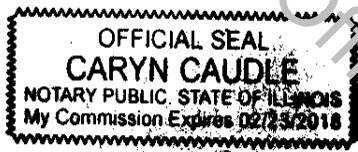
NOTARY PUBLIC Caryn Caudle

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 and hold title to real estate under the laws of the State of Illinois.

Date 11/19/15

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID AGENT
THIS 19 DAY OF NOVEMBER
20 15.



NOTARY PUBLIC Caryn Caudle

Note: Any person who knowingly submits a false statement concerning the identify 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.]

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EXHIBIT

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

WELLS FARGO BANK, NA

Plaintiff,

-v.-

10 CH 30353
1515 LINCOLN AVENUE
CALUMET CITY, IL 60409

ALLEN MARSHALL AKA ALLEN M. MARSHALL

Calendar #63 JUDGE B, MITCHELL

Defendants

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 TWENTY-SIX (26) IN BLOCK SIX (6) IN GOLD COAST ADDITION, BEING A SUBDIVISION OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1926 AS DOCUMENT 2326191, IN COOK COUNTY, ILLINOIS.

Commonly known as 1515 LINCOLN AVENUE, CALUMET CITY, IL 60409

Property Index No. 30-20-308-005-0000.

Due notice of said motion 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) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a occupied, single family home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on September 1, 2015

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer 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 Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

UNOFFICIAL COPY**Order Approving Report of Sale**

That there shall be an IN REM deficiency judgment entered in the sum of \$194,303.23 with interest thereon as by statute provided, against the subject property,

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, WELLS FARGO BANK, NA, or assignee and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

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

Grantee or Mortgagee: **KONDAUR CAPITAL CORPORATION**
 Contact: **EVERETT BAKER, STEEL CAPITAL STEEL**
 Address: **9400 SW BEAVERTON-HILLSDALE HWY, SUITE 301**
BEAVERTON, OR 97005
 Telephone Number: **(520) 209-1935**

IT IS FURTHER ORDERED:

That upon request by the successful bidder, WELLS FARGO BANK, NA, or assignee is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess ALLEN MARSHALL AKA ALLEN M. MARSHALL, from the premises commonly known as 1515 LINCOLN AVENUE, CALUMET CITY, IL, 60409

That the Sheriff cannot evict until 30 days after the 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.

That the Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor.

IT IS FURTHER 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 Deed issued hereunder without affixing any transfer stamps.

Date: _____

ENTER: _____

PIERCE & ASSOCIATES
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Attorney File No. PA1018996
 Attorney Code. 91220
 Case Number: 10 CH 30353
 TJSC#: 35-6996

Judge Bridget A. Mitchell
 NOV 02 2015
 Circuit Court - 2133