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15335290350

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 July 2, 2015, in Case No. 14 CH 017194, entitled THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE

Doc#: 1533529035 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/01/2015 01:04 PM Pg: 1 of 6

PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS9 vs. RUBEN PORRAS A/K/A RUBEN BARREKA 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 October 5, 2015, does hereby grant, transfer, and convey to THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS9 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNIT C IN BUILDING 13 IN INVERRARY WEST PHASE II CONDOMINIUM AS DELINEATED ON A SURVEY OF PLATS OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1983, AND KNOWN AS TRUST NUMBER 57558, RECORDED OCTOBER 25, 1983, AS DOCUMENT 26834625, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT RECORDED AS DOCUMENT 24746034 AND AS AMENDED BY DOCUMENT AND RECORDED AS DOCUMENT NO. 25880238, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS. PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED OCTOBER 20, 1983, AND RECORDED OCTOBER 25, 1983 AS DOCUMENT NO. 26834626 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1983 AND KNOWN AS TRUST NUMBER 57558 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Commonly known as 1334 INVERRARY LANE, PALATINE, IL 60074

Property Index No. 02-01-400-102-1107

Grantor has caused its name to be signed to those present by its President and CEO on this 19th day of November, 2015.

The Judicial Sales Corporation

BOX 70
Cedillo & Associates

By:

Nancy R. Vallone
President and Chief Executive Officer

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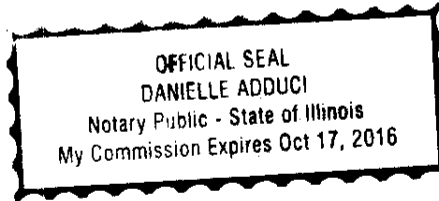
Judicial Sale Deed

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

19th day of November, 2015

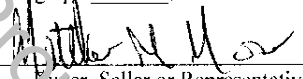

Notary Public



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

11-23-15

Date


Buyer, Seller or Representative

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 017194.

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:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS9
P.O. BOX 24737
West Palm Beach, FL. 33416-4737

Contact Name and Address:

Contact: LAURI BAYONA
Address: 1525 S. BELT LINE RD.
COPPELL, TX 75019
Telephone: 469-645-3491

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. 14-14-13362

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File # 14-14-13362

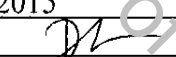
STATEMENT BY GRANTOR AND GRANTEE

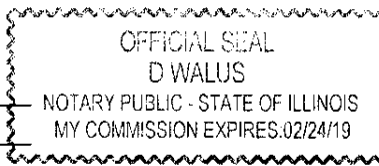
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 23, 2015

Signature: 

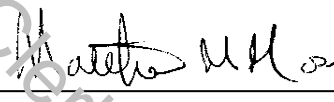
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 11/23/2015
Notary Public 




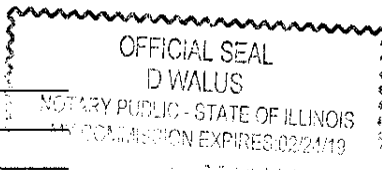
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 23, 2015

Signature: 

Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 11/23/2015
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 58

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

The Bank of New York Mellon Trust Company, National
 Association f/k/a The Bank of New York Trust Company,
 N.A. as successor to JPMorgan Chase Bank, N.A., as
 Trustee for Residential Asset Mortgage Products, Inc.,
 Mortgage Asset-Backed Pass-Through Certificates Series
 2005 RS9
 PLAINTIFF

No. 14 CH 017194

Vs.

1334 Inverrary Lane
 Palatine, IL 60074

Ruben Porras a/k/a Ruben Barrera; Cesarea Barrera;
 Inverrary West Phase II Condominium Association
 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:

PARCEL 1: UNIT C IN BUILDING 13 IN INVERRARY WEST PHASE II CONDOMINIUM AS DELINEATED ON A SURVEY OF PLATS OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1983, AND KNOWN AS TRUST NUMBER 57558, RECORDED OCTOBER 25, 1983, AS DOCUMENT 26834625, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT RECORDED AS DOCUMENT 24746034 AND AS AMENDED BY DOCUMENT AND RECORDED AS DOCUMENT NO. 25880238, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED OCTOBER 20, 1983, AND RECORDED OCTOBER 25, 1983 AS DOCUMENT NO. 26834626 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO. A NATIONAL BANKING ASSOCIATION, AS TRUSTEE

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UNDER TRUST AGREEMENT DATED APRIL 11, 1983 AND KNOWN AS TRUST NUMBER 57558 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1334 Inverrary Lane , Palatine, IL 60074

Property Index Number: 02-01-400-102-1107

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 Condo/Townhouse;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 08/27/2015;

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

Lauri Bayona
1525 S. Belt Line Rd,
Coppell, TX 75019
469-645-3491

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 \$51,383.21 with the interest thereon as by statute provided against; Ruben Porras a/k/a Ruben Barrera

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

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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 () after entry of this order against Ruben Porras a/k/a Ruben Barrera; Cesarea Barrera; Inverrary West Phase II Condominium 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:

Ruben Porras a/k/a Ruben Barrera; Cesarea Barrera at the subject property commonly known as:

1334 Inverrary Lane
Palatine, IL 60074

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

ENTERED
/SSCC. JUDGE CARYL B. SIMKO

DATED: _____

NOV 05 2015
CIRCUIT COURT-1123

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-14-13362
Cook #21762

NOTE: This law firm is a debt collector.