

UNOFFICIAL COPY

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 14, 2014, in Case No. 11 CH 040608, entitled U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES

CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX8 vs. PATRICE K. EFFON A/K/A PATIENCE K. YEBOAH A/K/A PATRICE KORKOR EFFON A/K/A PATIENCE KORKOR YEBOAH, 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 17, 2015, does hereby grant, transfer, and convey to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX8 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 2 IN SIERT'S WIERSEMA'S RESUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 3 IN EVERGREEN PARK, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 9302 S. ALBANY AVENUE, EVERGREEN PARK, IL 60805

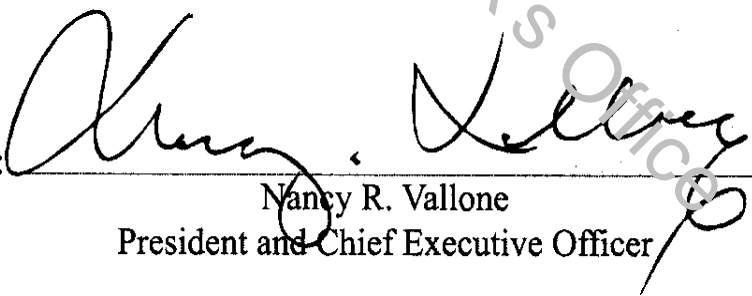
Property Index No. 24-01-316-057

Grantor has caused its name to be signed to those present by its President and CEO on this 21st day of December, 2015.

BOX 70
Codins & Associates, P.C.

The Judicial Sales Corporation

By:


Nancy R. Vallone
President and Chief Executive Officer



15363440370

Doc#: 1536344037 Fee: \$48.00
RHSP Fee: \$9.00 RPRIF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/29/2015 12:57 PM Pg: 1 of 6

CCRD REVIEWER 

No Evergreen Park exemption - see attached court order

UNOFFICIAL COPY

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

21st day of December, 2015

Danielle Adduci

Notary Public

OFFICIAL SEAL
DANIELLE ADDUCI
Notary Public - State of Illinois
My Commission Expires Oct 17, 2016

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).

12-23-15

Date

Michelle R. Ratledge

Buyer, Seller or Representative

Michelle R. Ratledge
ARDC # 6281560

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 11 CH 040608.

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:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION,
HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX8
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:

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. 14-11-35744

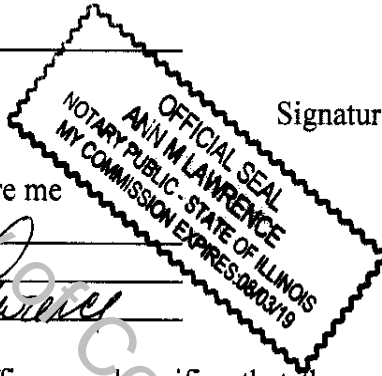
UNOFFICIAL COPY

File # 14-11-35744

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 December 23, 2015



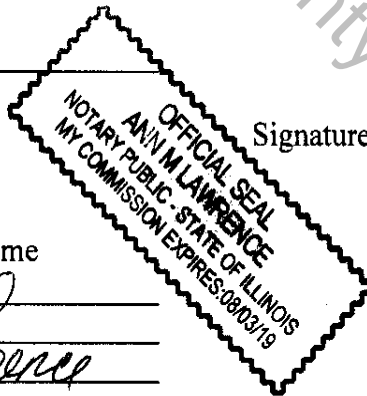
Signature: *Michelle R. Ratledge*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 12/23/2015
Notary Public *Ann M. Lawrence*

Michelle R. Ratledge
ARDC # 6281560

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 December 23, 2015



Signature: *Michelle R. Ratledge*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 12/23/2015
Notary Public *Ann M. Lawrence*

Michelle R. Ratledge
ARDC # 6281560

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 56

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

U.S. Bank National Association, as Trustee, for
Residential Asset Securities Corporation, Home Equity
Mortgage Asset-Backed Pass-Through Certificates,
Series 2006-EMX8
PLAINTIFF

No. 11 CH 040608

Vs.

Patrice K. Effen a/k/a Patience K. Yeboah a/k/a Patrice
Korkor Effen a/k/a Patience Korkor Yeboah;
DEFENDANTS

9302 S. Albany Avenue
Evergreen Park, IL 60805

**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 2 IN SIERT'S WIERSEMA'S RESUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 3 IN EVERGREEN PARK, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 9302 S. Albany Avenue , Evergreen Park, IL 60805

Property Index Number: 24-01-316-057

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;

UNOFFICIAL COPY

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 08/19/2015;

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 an IN REM deficiency Judgment entered in the sum of \$222,284.51 with interest thereon by statute provided, against the subject property;
5. That any Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

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 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 Patrice K. Effen a/k/a Patience K. Yeboah a/k/a Patrice Korkor Effen a/k/a Patience Korkor Yeboah, 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:

Patrice K. Effen a/k/a Patience K. Yeboah a/k/a Patrice Korkor Effen a/k/a Patience Korkor Yeboah; Tyler D. Alfermann of Mayer Brown LLP as additional counsel for U.S. BANK, N.A., as Trustee at the subject property commonly known as:

9302 S. Albany Avenue
Evergreen Park, IL 60805

UNOFFICIAL COPY

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.

~~Judge Pamela McLean Meyer~~

DEC 09 2015
DATED: Circuit Court - 2097

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 10
Burr Ridge, IL 60527
(630) 794-5300
14-11-35744
Cook #21762

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office