

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 April 3, 2015, in Case No. 13 CH 026614, entitled GREEN TREE SERVICING LLC vs. AMALIA LUCENA, 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 September 18, 2015, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE SOUTH 20 FEET OF LOT 2 AND LOT 3 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 38 IN SCHUMACHER AND GNAEDINGER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE (EXCEPTING TWO ACRES THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 25, THENCE WEST 20 RODS; THENCE SOUTH 16 RODS; THENCE NORTH 16 RODS TO PLACE OF BEGINNING). SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

Commonly known as 2607 N. 73RD COURT, ELMWOOD PARK, IL 60707

Property Index No. 12-25-421-002

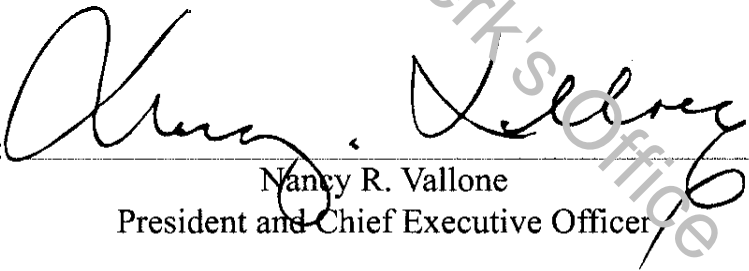
Grantor has caused its name to be signed to those present by its President and CEO on this 22nd day of December, 2015.

BOX 70

Codilis & Associates, P.C.

The Judicial Sales Corporation

By:


Nancy R. Vallone
President and Chief Executive Officer



1536444056

Doc#: 1536444056 Fee: \$48.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/30/2015 12:41 PM Pg: 1 of 6

CCREVIEWER 

No Elmwood Park exemption - see attached court order

UNOFFICIAL COPY**Judicial Sale Deed**

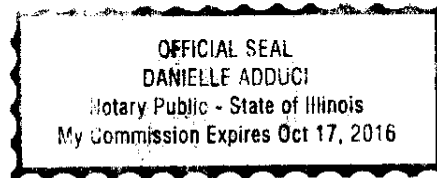
State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as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

22nd day of December, 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).

12-25-15 _____
Date Buyer, Seller or Representative

James R. Riegel

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 026614.

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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment
P.O. Box 650043
Dallas, TX, 75265-0043

Contact Name and Address:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION c/o James Tiegen
Address: One South Wacker Dr. Suite 1400
Chicago, IL 60606
Telephone: 312-368-6200

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. 14-13-30347

UNOFFICIAL COPY

File # 14-13-30347

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 24, 2015

Signature: _____

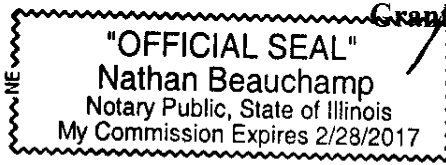
Grantor or Agent

Subscribed and sworn to before me

By the said Agent

Date 12/24/2015

Notary Public Nathan Beauchamp



James R. Riegel

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 24, 2015

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said Agent

Date 12/24/2015

Notary Public Nathan Beauchamp



James R. Riegel

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 61

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISIONGreen Tree Servicing LLC
PLAINTIFF

Vs.

Amalia Lucena; Mortgage Electronic Registration
Systems, Inc.; Elias Colon
DEFENDANTS

No. 13 CH 026614

2607 N. 73rd Court
Elmwood Park, IL 60707**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:

THE SOUTH 20 FEET OF LOT 2 AND LOT 3 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 38 IN SCHUMACHER AND GNAEDINGER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE (EXCEPTING TWO ACRES THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 25, THENCE WEST 20 RODS; THENCE SOUTH 16 RODS; THENCE NORTH 16 RODS TO PLACE OF BEGINNING). SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

Commonly known as: 2607 N. 73rd Court , Elmwood Park, IL 60707

Property Index Number: 12-25-421-002

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;

UNOFFICIAL COPY

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 08/22/2015;

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

James Tiegen
One South Wacker Dr., Suite 1400
Chicago, IL 60606
312-368-6200

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 \$133,224.32 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 Amalia Lucena; Mortgage Electronic Registration Systems, Inc.; Elias Colon, 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:

Amalia Lucena; Elias Colon at the subject property commonly known as:

2607 N. 73rd Court

UNOFFICIAL COPY

Elmwood Park, IL 60707

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 *Judge Michael F. Otto*

DATED: _____
DEC 11 2015
 Circuit Court - 2065

Codilis & Associates, P.C.
 15W030 North Frontage Road, Suite 100
 Burr Ridge, IL 60527
 (630) 794-5300
 14-13-30347
 Cook #21762

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office