

# 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 June 23, 2015, in Case No. 10 CH 016936, entitled GMAT LEGAL TITLE TRUST 2013-1, U.S. BANK, NATIONAL ASSOCIATION, AS LEGAL TITLE

TRUSTEE vs. ANDREA J. CARLINO, 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 25, 2015, does hereby grant, transfer, and convey to **GMAT LEGAL TITLE TRUST 2013-1, U.S. BANK, NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 254 IN BUFFALO GROVE UNIT #6, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

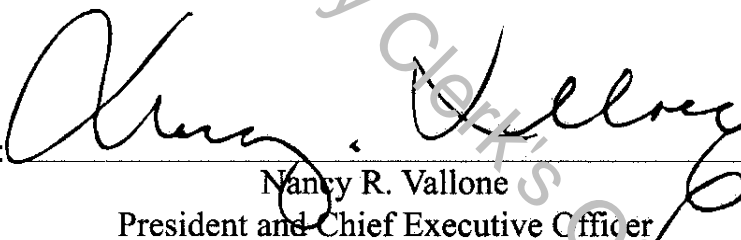
Commonly known as 588 THORNWOOD DRIVE, BUFFALO GROVE, IL 60089

Property Index No. 03-05-404-003

Grantor has caused its name to be signed to those present by its President and CEO on this 5th day of January, 2016.

**The Judicial Sales Corporation**

By:

  
Nancy R. Vallone  
President and Chief Executive Officer



1601219068

Doc#: 1601219068 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/12/2016 12:22 PM Pg: 1 of 6

*Bm*

No Buffalo Grove exemption - see attached order

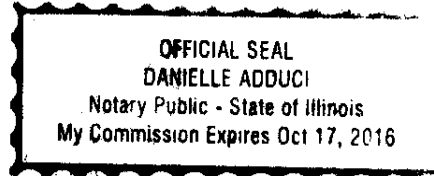
**UNOFFICIAL COPY****Judicial Sale Deed**

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

5th day of January, 2016

*Danielle Adduci*  
 \_\_\_\_\_  
 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 L Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

01/07/16  
 \_\_\_\_\_  
 Date

*Matthew Moses*  
 \_\_\_\_\_  
 Buyer, Seller or Representative

Matthew Moses  
 ARDC# 6278082

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 10 CH 016936.

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:

GMAT LEGAL TITLE TRUST 2013-1, U.S. BANK, NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE  
 15480 LAGUNA CANYON ROAD, SUITE 100  
 Irvine, CA, 92618

Contact Name and Address:

Contact: JHONNY LLANA- RUSHMORE LOAN MANAGEMENT SERVICES, LLC  
 Address: 15480 LAGUNA CANYON RD., SUITE 100  
 IRVINE, CA 92618  
 Telephone: 949-341-5632

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. 14-13-21433

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File # 14-13-21433

## 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 January 7, 2016

Signature: *Matthew Moses*

Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 1/7/2016  
Notary Public *Nathan Beauchamp*



*Matthew Moses*  
ARDC# 6278082

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 January 7, 2016

Signature: *Matthew Moses*

Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 1/7/2016  
Notary Public *Nathan Beauchamp*



*Matthew Moses*  
ARDC# 6278082

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.)

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Exhibit

Calendar Number 63

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

GMAT Legal Title Trust 2013-1, U.S. Bank, National  
 Association, as Legal Title Trustee  
 PLAINTIFF

Vs.

No. 10 CH 016936

Andrea J. Carlino; Vincent P. Carlino a/k/a Vincent  
 Carlino  
 DEFENDANTS

588 Thornwood Drive  
 Buffalo Grove, IL 60089

**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 254 IN BUFFALO GROVE UNIT #6, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 5,  
 TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY,  
 ILLINOIS.

Commonly known as: 588 Thornwood Drive , Buffalo Grove, IL 60089

Property Index Number: 03-05-404-003

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;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 09/25/2015;

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That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Jhonny LLana, 15480 Laguna Canyon Rd., STE 100  
Irvine, CA 92618, (949)341-5632

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 \$189,019.05 with the interest thereon as by statute provided against: Andrea J. Carlino

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 Andrea J. Carlino; Vincent P. Carlino a/k/a Vincent Carlino, 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:

Andrea J. Carlino; Vincent P. Carlino a/k/a Vincent Carlino at the subject property commonly known as:

588 Thornwood Drive  
Buffalo Grove, IL 60089

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.

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Judge Bridget A. Mitchell

ENTER: \_\_\_\_\_  
Judge DEC 16 2015

DATED: \_\_\_\_\_  
Circuit Court – 2133

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-13-21433  
Cook #21762

**NOTE: This law firm is a debt collector.**

Property of Cook County Clerk's Office