

# UNOFFICIAL COPY



Doc#: 1602145043 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/21/2016 12:29 PM Pg: 1 of 6

## 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 17, 2013, in Case No. 12 CH 013116, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. RYSZARD WANAT, 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(e) by said grantor on September 23, 2013, does hereby grant, transfer, and convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION, 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 7 BLOCK 10 IN WESTBROOK UNIT 3, BEING A MILLS AND SON'S SUBDIVISION IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.**

Commonly known as 2807 ELDER LANE, FRANKLIN PARK, IL 60131

Property Index No. 12-28-407-013

Grantor has caused its name to be signed to those present by its President and CEO on this 13th day of January, 2016.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
President and Chief Executive Officer

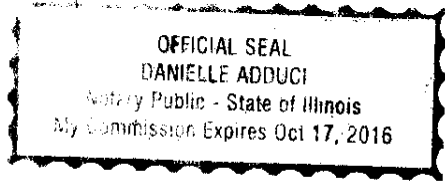
**BOX 70**  
Codilis & Associates, P.C.

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

13th day of January, 2016

  
Notary Public





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

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).

1-19-16

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 12 CH 013116.

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 HOME LOAN MORTGAGE CORPORATION, by assignment

5000 Plano Parkway

Carrollton, TX, 75010

Contact Name and Address:

Contact: SHANNON CLEMMONS -HOMESTEPS ASSET SERVICES

Address: 5000 PLANO PARKWAY  
Carrollton, TX 75010

Telephone: 972-395-2807

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. 14-11-03739

# UNOFFICIAL COPY

File # 14-11-03739

## 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 18, 2016

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me  
By the said Agent  
Date 1/18/2016  
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 January 18, 2016

Signature: \_\_\_\_\_

**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
Date 1/18/2016  
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 62

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

JPMorgan Chase Bank, National Association  
PLAINTIFF

Vs.

Ryszard Wanat; Alina Szymczyk; Unknown Owners and  
Nonrecord Claimants  
DEFENDANTS

No. 12 CH 013116

2807 Elder Lane  
Franklin Park, IL 60131

**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 7 BLOCK 10 IN WESTBROOK UNIT 3, BEING A MILLS AND SON'S SUBDIVISION IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Commonly known as: 2807 Elder Lane , Franklin Park, IL 60131

Property Index Number: 12-28-407-013

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 09/23/2013;

**UNOFFICIAL COPY**

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

Shannon Clemmons  
Homesteps Asset Services  
5000 Plano Parkway  
Carrollton, TX 75010  
972-395-2807

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 \$121,889.16 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 Ryszard Wanat; Alina Szymczyk, 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:

Ryszard Wanat; Alina Szymczyk at the subject property commonly known as:

2807 Elder Lane  
Franklin Park, IL 60131

~~30~~ days after entry of this order.

117  
1970

# UNOFFICIAL COPY

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 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.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

ENTER: \_\_\_\_\_  
Judge Judge Daniel Patrick Brennan

DATED: \_\_\_\_\_  
NOV 19 2015  
Circuit Court 1932

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-11-03739  
Cook #21762

**NOTE: This law firm is deemed to be a debt collector.**

Property of Cook County Clerk's Office