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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 August 18, 2015, in Case No. 14 CH 014071, entitled DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL

Doc#: 1602816030 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2016 01:07 PM Pg: 1 of 6

ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-QS12 vs. EMILY J. MAY, 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 November 20, 2015, does hereby grant, transfer, and convey to **DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-QS12** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 LYING EAST OF THE CENTER LINE OF THORN CREEK (EXCEPT THE EAST 775 FEET AND THE SOUTH 434 FEET THEREOF) IN THORNTON TOWNSHIP, COOK COUNTY, ILLINOIS.

Commonly known as 17300 CLYDE AVENUE, SOUTH HOLLAND, IL 60473

Property Index No. 29-25-102-014

Grantor has caused its name to be signed to those present by its President and CEO on this 25th day of January, 2016.

The Judicial Sales Corporation

BOX 70

Coditis & Associates, P.C.

Nancy R. Vallone
President and Chief Executive Officer

No South Holland 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

25th day of January, 2016


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

1-26-16

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 14 CH 014071.

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:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC.,
MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-QS12
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. 14-14-09064

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File # 14-14-09064

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 26, 2016

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
Date 1/26/2016
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 26, 2016

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 1/26/2016
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.)

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EXHIBIT

Calendar Number 59

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

Deutsche Bank Trust Company Americas, as Trustee for
Residential Accredit Loans, Inc., Mortgage Asset-Backed
Pass-Through Certificates, Series 2004-QS12
PLAINTIFF

Vs.

Emily J. May; Unknown Owners and Nonrecord
Claimants; Village of South Holland
DEFENDANTS

No. 14 CH 014071

17300 Clyde Avenue
South Holland, IL 60473

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:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 LYING EAST OF THE CENTER LINE OF THORN CREEK (EXCEPT THE EAST 775 FEET AND THE SOUTH 434 FEET THEREOF)IN THORNTON TOWNSHIP, COOK COUNTY, ILLINOIS.

Commonly known as: 17300 Clyde Avenue , South Holland, IL 60473

Property Index Number: 29-25-102-014

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 10/27/2015;

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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 Lauri Bayona, 1525 S. Belt Line Rd, Coppell, TX 75019, Phone; 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 an IN REM deficiency Judgment entered in the sum of \$83,561.22 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 Emily J. May; James C. May a/k/a James Corwin May; Village of South Holland, 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:

Emily J. May at the subject property commonly known as:

17300 Clyde Avenue
South Holland, IL 60473

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.

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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 Anna M. Loftus

ENTER: JAN 14 2016
Judge

Circuit Court - 2102

DATED: _____

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-14-09064
Cook #21762

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office