

# UNOFFICIAL COPY



16048340440

## 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 January 8, 2015, in Case No. 09 CH 036628, entitled PENNYMAC CORP. vs. DAGMARA WALCZAK, et al, and pursuant to which the premises hereinafter

Doc#: 1604834044 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/17/2016 01:11 PM Pg: 1 of 6

described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on October 15, 2015, does hereby grant, transfer, and convey to **PENNYMAC CORP.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 31 IN SUBDIVISION OF LOT 'A' KIRCHMAN AND JEDLAN'S RIVERSIDE PARKWAY AND HARLEM AVENUE SUBDIVISION OF THAT PART OF LOT 2 LYING SOUTH OF THE CENTER OF RIVERSIDE PARKWAY AND ALL LOTS 3 AND 4 OF THE CIRCUIT COURT PARTITION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 AND EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 704 SELBORNE ROAD, RIVERSIDE, IL 60546

Property Index No. 15-25-413-028

Grantor has caused its name to be signed to those present by its President and CEO on this 9th day of February, 2016.

The Judicial Sales Corporation

**BOX 70**

By: 

Nancy R. Vallone

President and Chief Executive Officer

Codilis & Associates, P.C.

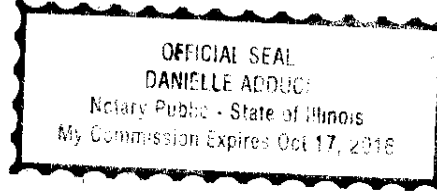
*Rivisto*

No Riverside 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  
9th day of February, 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).

02-11-16

Date

Matthew M. 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 09 CH 036628.

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:

PENNYMAC CORP.  
6101 CONDOR DRIVE  
Moorpark, CA, 93021

Contact Name and Address:

Contact: JON MASON  
Address: 6101 CONDOR DRIVE, SUITE 200  
Moorpark, CA 93021  
Telephone: 818-746-2050

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. 14-13-34066

# UNOFFICIAL COPY

File # 14-13-34066

## STATEMENT BY GRANTOR AND GRANTEE

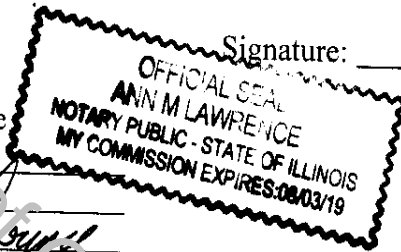
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 February 11, 2016

Signature: *Mathew H. Hlose*

Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 2/11/2016  
Notary Public *Ann M. Lawrence*



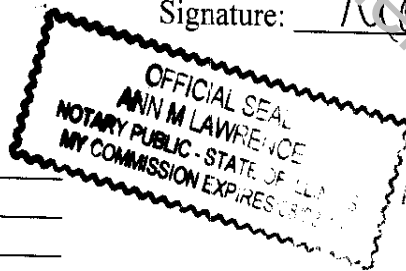
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 11, 2016

Signature: *Mathew H. Hlose*

Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 2/11/2016  
Notary Public *Ann M. Lawrence*



Notary Public  
Ann M. Lawrence  
1800 S. W. 1600  
Chicago, IL 60608

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

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## EXHIBIT

Calendar Number 62

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

PennyMac Corp.  
PLAINTIFF

Vs.

Dagnara Walczak; JPMorgan Chase Bank, National  
Association, as Assignee of Federal Deposit Insurance  
Corporation as Receiver for Washington Mutual Bank;  
Unknown Owners and Non-Record Claimants  
DEFENDANTS

No. 09 CH 036628

704 Selborne Road  
Riverside, IL 60546

### 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 31 IN SUBDIVISION OF LOT 'A' KIRCHMAN AND JEDLAN'S RIVERSIDE PARKWAY AND HARLEM AVENUE SUBDIVISION OF THAT PART OF LOT 2 LYING SOUTH OF THE CENTER OF RIVERSIDE PARKWAY AND ALL LOTS 3 AND 4 OF THE CIRCUIT COURT PARTITION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 AND EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 704 Selborne Road , Riverside, IL 60546

Property Index Number: 15-25-413-028

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 07/13/2015;

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

Jon Mason  
6101 Condor Drive, Suite 200  
Moorpark, CA 93021  
(818)746-2050

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 \$533,005.66 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 Dagmara Walczak; JPMorgan Chase Bank, National Association, as Assignee of Federal Deposit Insurance Corporation as Receiver for Washington Mutual Bank, 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:

Dagmara Walczak; Stephen Richek, Additional Counsel for Defendant Dagmara Walczak at the subject property commonly known as:

704 Selborne Road

# UNOFFICIAL COPY

Riverside, IL 60546

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 Daniel Patrick Brennan  
Judge

DATED: \_\_\_\_\_ JAN 27 2016  
Circuit Court 1932

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
pleadings@il.cslegal.com  
Cook #21762  
14-13-34066

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

Property of Cook County Clerk's Office