

# UNOFFICIAL COPY

File No. PA1315678



## JUDICIAL SALE DEED

Doc#: 1604934019 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/18/2016 09:47 AM Pg: 1 of 5

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 September 30, 2014, in Case No. 13 CH 25318, entitled NATIONSTAR MORTGAGE, LLC vs. MARIA

COVARRUBIAS, 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 December 18, 2015, does hereby grant, transfer, and convey to NATIONSTAR MORTGAGE, LLC the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOTS 43 AND 44 IN BLOCK 16 IN KEENEY'S SECOND ADDITION TO COLUMBIA HEIGHTS, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 3109 SANGAMON STREET, Steger, IL 60475

Property Index No. 32-32-409-006 & 32, -32 409-005

Grantor has caused its name to be signed to those present by its President and CEO on this 15th day of February, 2016.

The Judicial Sales Corporation

By:

Nancy R. Vallone  
President and Chief Executive Officer

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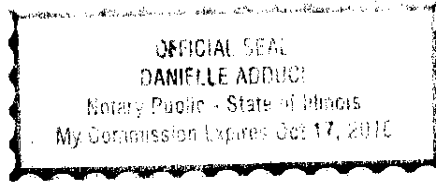
## Judicial Sale Deed

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

15th 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).

2/17/16  
Date

[Signature]  
Buyer, Seller or Representative

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:

Attention: STEPHEN JOHANSON

Grantee: NATIONSTAR MORTGAGE, LLC  
Mailing Address: 350 HIGHLAND PK

LEWISVILLE, TX 75067

Telephone: 888-480-2432

Mail To:

PIERCE & ASSOCIATES K RISCHEAN  
One North Dearborn Street Suite 1300  
CHICAGO, IL, 60602  
(312) 476-5500  
Att. No. 91220  
File No. PA1315678

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## 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 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 17, 2016

Signature: *Kiri Cell*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 17<sup>th</sup> day of February, 2016  
Notary Public *Dalila Cortes*



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.

Date February 17, 2016

Signature: *Kiri Cell*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 17<sup>th</sup> day of February, 2016  
Notary Public *Dalila Cortes*

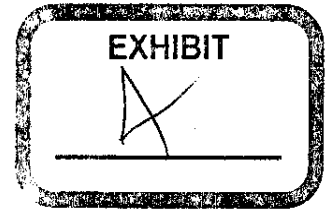


**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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



NATIONSTAR MORTGAGE, LLC

Plaintiff,

-v.-

13 CH 25318  
3109 SANGAMON STREET  
Steger, IL 60475

MARIA COVARRUBIAS, ELADIO RODRIGUES,  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., AS NOMINEE FOR EVERHOME MORTGAGE  
COMPANY

Calendar #56 JUDGE MEYERSON

Defendants

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF IMMEDIATE POSSESSION, ORDER FINDING PERSONAL DEFICIENCY

This cause comes to be heard on Plaintiff's motion for the entry of an Order Approving the Report of Sale and Distribution, an Order of Immediate Possession, and confirming the sale of the premises, which are the subject of the matter captioned above and described as:

LOTS 43 AND 44 IN BLOCK 16 IN KEENEY'S SECOND ADDITION TO COLUMBIA HEIGHTS, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3109 SANGAMON STREET, Steger, IL 60475

Property Index No. 32-32-409-006 & 32, -32-409-005.

Due notice of said motion 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) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a vacant, single family home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on December 22, 2015

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified, and confirmed;

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Order Approving Report of Sale

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

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;

That there shall be a personal deficiency judgment entered in the sum of \$100,783.91 with interest thereon as by statute provided, against: MARIA COVARRUBIAS,

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, NATIONSTAR MORTGAGE, LLC, or assignee and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

Municipality or County may contact the below with concerns about the real property:

Grantee or Mortgagee: NATIONSTAR MORTGAGE LLC  
Contact: NATIONSTAR MORTGAGE  
Address: 350 HIGHLAND DR  
Lewisville, TX 75067  
Telephone Number: (888) 480-2432

**IT IS FURTHER ORDERED:**

That upon request by the successful bidder, NATIONSTAR MORTGAGE, LLC, or assignee is entitled to and shall have immediate possession of the premises effective upon the entry of this order.

That the Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor:

IT IS FURTHER ORDERED that the Deed to be issued hereunder 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.

Date: \_\_\_\_\_

Judge Pamela McLean Meyerson  
ENTER: JAN 26 2016  
Circuit Court - 2097  
\_\_\_\_\_  
Judge

PIERCE & ASSOCIATES  
One North Dearborn Street Suite 1300  
CHICAGO, IL 60602  
(312) 476-5500  
E-Mail: pleadings@pierceservices.com  
Attorney File No. PA1315678  
Attorney Code. 91220  
Case Number: 13 CH 25318  
TJSC#: 35-14817