



Doc#: 1607115043 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/11/2016 01:12 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 March 25, 2014, in Case No. 10 CH 030310, entitled WILMINGTON TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS

SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR MASTR SECURITIZATION TRUST 2003-4, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-4 vs. STEVEN M. DORоба A/K/A STEVEN DORоба, 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 August 5, 2015, does hereby grant, transfer, and convey to **WILMINGTON TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR MASTR SECURITIZATION TRUST 2003-4, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-4** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 5 IN BLOCK 3 IN UNION ADDITION TO EVANSTON, BEING A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

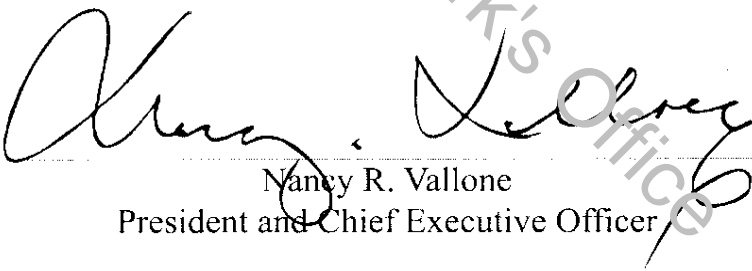
Commonly known as 1030 MAPLE AVENUE, EVANSTON, IL 60202

Property Index No. 11-19-114-025

Grantor has caused its name to be signed to those present by its President and CEO on this 3rd day of March, 2016.

BOX 70
Codilis & Associates, P.C.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

Handwritten initials

No municipality exemption - see attached notes DM

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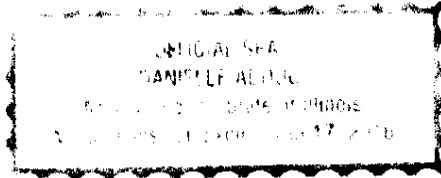
State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as 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

3rd day of March, 2016



Notary Public

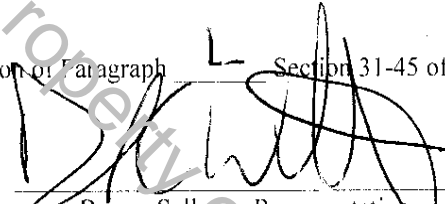


This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph L Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3-8-16

Date



Buyer, Seller or Representative

Daniel Walters
ARDC# 6270792

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 030310.

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:

WILMINGTON TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR MASTR SECURITIZATION TRUST 2003-4, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-4
3415 VISION DRIVE
Columbus, OH, 43219

Contact Name and Address:

Contact: STEPHEN ORR FOR VIOLATIONS, JACK EVANS FOR PROPERTY PRESERVATION/
MAINTENANCE
Address: 825 TECH CENTER DRIVE, FLOOR 02
GAHANNA, OH 43230
Telephone: 614-759-5853

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. 14-10-17608

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File # 14-10-17608

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 March 3, 2016



[Signature]
Grantor or Agent

Daniel Walters
ARDC# 6270792

Subscribed and sworn to before me
By the said Agent
Date 3/8/2016
Notary Public [Signature]



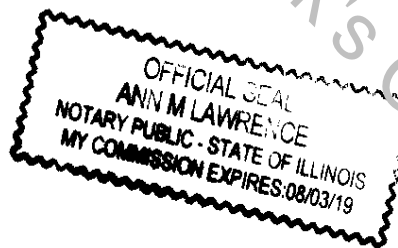
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 8, 2016

Signature: [Signature]
Grantee or Agent

Daniel Walters
ARDC# 6270792

Subscribed and sworn to before me
By the said Agent
Date 3/8/2016
Notary Public [Signature]



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 55

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

Wilmington Trust Company, not in its Individual
Capacity but Solely as Successor Trustee to JPMorgan
Chase Bank, N.A. as Trustee for MASTR Securitization
Trust 2003-4, Mortgage-Backed Pass-Through
Certificates, Series 2003-4
PLAINTIFF

No. 10 CH 030310

Vs.

1030 Maple Avenue
Evanston, IL 60202

Steven M. Doroba a/k/a Steven Doroba; Janet E. Doroba
a/k/a Janet Doroba; PNC Bank, National Association
successor by merger to National City Bank
DEFENDANTS

**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 5 IN BLOCK 3 IN UNION ADDITION TO EVANSTON, BEING A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1030 Maple Avenue , Evanston, IL 60202

Property Index Number: 11-19-114-025

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;

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That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 08/06/2015;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Stephen Orr for Viola, 825 TechCenter Drive, Floor 02 Gahanna, OH 43230, (614) 759-5450/5853

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 \$275,907.49 with the interest thereon as by statute provided against; Steven M. Doroba a/k/a Steven Doroba; Janet E. Doroba a/k/a Janet Doroba

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 ~~60~~ ⁶⁰ days () after entry of this order against Steven M. Doroba a/k/a Steven Doroba; Janet E. Doroba a/k/a Janet Doroba; PNC Bank, National Association successor by merger to National City 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:

Steven M. Doroba a/k/a Steven Doroba; Janet E. Doroba a/k/a Janet Doroba at the subject property commonly known as:

1030 Maple Avenue
Evanston, IL 60202

~~60~~ ⁶⁰ 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.

ENTER: _____

Judge

Judge ~~Thereseanna M. Lyle~~

DATED: _____

FEB 18 2016

Circuit Court - 2064

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-10-17608

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office