

UNOFFICIAL COPY

File No. PA1501257



JUDICIAL SALE DEED

Doc#: 1607422053 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/14/2016 11:16 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 17, 2015, in Case No. 15 CH 04281, entitled CITIFINANCIAL SERVICING LLC vs. DULCE SERNA

A/K/A DULCE M. KESSLER A/K/A DULCE KESSLER A/K/A CANDY MARIA KESSLER A/K/A DULCE MARIA SERNA, 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 CITIFINANCIAL SERVICING LLC the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNIT 1, AREA 25, LOT 6 IN BARRINGTON SQUARE UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1969 AS DOCUMENT 21-018-529 IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS DEFINED IN THE DECLARATION RECORDED JUNE 8, 1970, AS DOCUMENT 21-178-177.

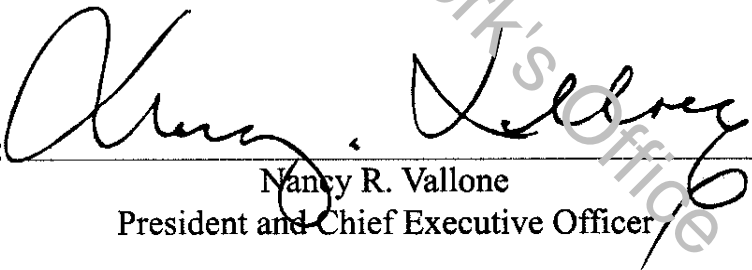
Commonly known as 2085 SUTHERLAND PLACE, HOFFMAN ESTATES, IL 60195


Property Index No. 07-07-202-099-0000, Property Index No. 07-07-202-167-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 22nd day of February, 2016.

The Judicial Sales Corporation

By:


Nancy R. Vallone
President and Chief Executive Officer

CCRD REVIEWER 

UNOFFICIAL COPY

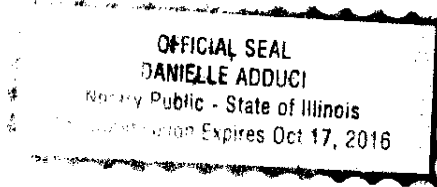
Judicial Sale Deed

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

22nd 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 2 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3/11/16
Date

Kris Cihon
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: _____

Grantee: CITIFINANCIAL SERVICING LLC
Mailing Address: 1000 TECHNOLOGY DR

O'FALLON, MO 63368

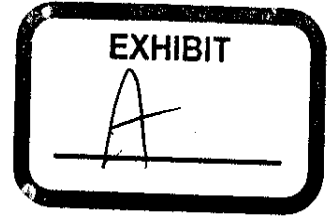
Telephone: 312/346-9088

Mail To:

PIERCE & ASSOCIATES, Kris Cihon
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1501257

UNOFFICIAL COPY

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



CITIFINANCIAL SERVICING LLC

Plaintiff,

-v.-

15 CH 04281
2085 SUTHERLAND PLACE
HOFFMAN ESTATES, IL 60195

Calendar #64 JUDGE R. SENECHALLE

DULCE SERNA A/K/A DULCE M. KESSLER A/K/A
DULCE KESSLER A/K/A CANDY MARIA KESSLER
A/K/A DULCE MARIA SERNA, BARRINGTON SQUARE
IMPROVEMENT ASSOCIATION, CHARLES KESSLER,
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

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:

PARCEL 1: UNIT 1, AREA 25, LOT 6 IN BARRINGTON SQUARE UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1969 AS DOCUMENT 21-018-529 IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS DEFINED IN THE DECLARATION RECORDED JUNE 8, 1970, AS DOCUMENT 21-178-177.

Commonly known as 2085 SUTHERLAND PLACE, HOFFMAN ESTATES, IL 60195

Property Index No. 07-07-202-099-0000, Property Index No. 07-07-202-107-0000.

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 occupied, townhouse:

That the real property described herein was last inspected by movants, its insurers, investors, or agents on December 5, 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:

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

UNOFFICIAL COPY

Order Approving Report of Sale

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;

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

That upon request by the successful bidder, CITIFINANCIAL SERVICING 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: CITIFINANCIAL SERVICING LLC
 Contact: Eddie Cristo *(Handwritten initials)*
 Address: 1000 TECHNOLOGY DRIVE
 O'FALLON, MO 63368
 Telephone Number: (972) 657-1013

IT IS FURTHER ORDERED:

That upon request by the successful bidder, CITIFINANCIAL SERVICING LLC, or assignee is entitled to and shall have possession of the premises as of a date 30 *(Handwritten)* days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess DULCE SERNA A/K/A DULCE M. KESSLER A/K/A DULCE KESSLER A/K/A CANDY MARIA KESSLER A/K/A DULCE MARIA SERNA, CHARLES KESSLER from the premises commonly known as 2085 SUTHERLAND PLACE, HOFFMAN ESTATES, IL, 60195

That the Sheriff cannot evict until 30 *(Handwritten)* days after the 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.

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 recording of the Deed issued hereunder without affixing any transfer stamps.

Date: _____

ENTER:

Judge

PIERCE & ASSOCIATES
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Email: pleadings@pierceservices.com
 Attorney File No. PA1501257
 Attorney Code. 91220
 Case Number: 15 CH 04281
 TJSC#: 35-13645

ENTERED
 JUDGE ROBERT E. SENECHALLE - 1915

 JAN 27 2016

 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK

UNOFFICIAL COPY

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 March 10, 2016

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 10th day of March, 2016
Notary Public *[Handwritten 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.

Date March 10, 2016

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 10th day of March, 2016
Notary Public *[Handwritten Signature]*



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.)