

# UNOFFICIAL COPY

File No. PA1103018



Doc#: 1607422056 Fee: \$46.00  
RHSF Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/14/2016 11:18 AM Pg: 1 of 5

## 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 February 22, 2013, in Case No. 12 CH 107, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. FRED

BUTLER A/K/A FRED BUTLER JR, JIMMY BUTLER A/K/A JIMMY C. BUTLER, 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 8, 2015, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

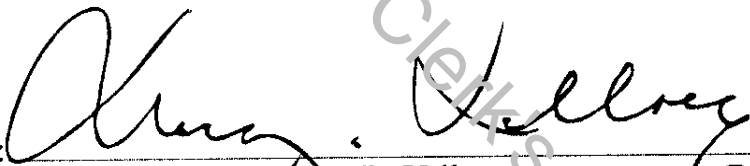
LOTS 15 AND 16 IN BLOCK 2 IN JACOB G. GOS' ADDITION TO MELROSE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 228 28TH AVENUE, FELLWOOD, IL 60104

Property Index No. 15-09-206-027-0000, 15-09-206-023-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 29th day of February, 2016.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
President and Chief Executive Officer

  
CCRD REVIEWER

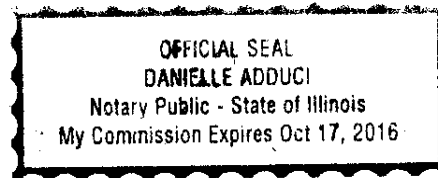
**UNOFFICIAL COPY****Judicial Sale Deed**

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

29th 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).

3/11/16  
Date

Kris Cihlan  
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:

PETRA POIDOMANI

Grantee:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment

Mailing Address:

1 S. WACKER DR. # 1400

CHICAGO, IL 60606

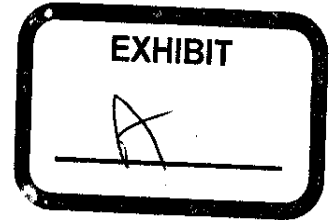
Telephone:

312-368-6200

Mail To:

PIERCE & ASSOCIATES, KRIS CIHLAN  
One North Dearborn Street Suite 1300  
CHICAGO, IL, 60602  
(312) 476-5500  
Att. No. 91220  
File No. PA1103018

# UNOFFICIAL COPY



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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff,

-v.-

12 CH 107  
228 28TH AVENUE  
BELLWOOD, IL 60104

Calendar #58 JUDGE SIMKO

FRED BUTLER A/K/A FRED BUTLER JR, JIMMY BUTLER A/K/A JIMMY C. BUTLER, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, UNKNOWN HEIRS AND LEGATEES OF FRED BUTLER, IF ANY, WILLIAM BUTCHER, SPECIAL REPRESENTATIVE

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:

LOTS 15 AND 16 IN BLOCK 2 IN JACOB GLOS' ADDITION TO MELROSE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 228 28TH AVENUE, BELLWOOD, IL 60104

Property Index No. 15-09-206-027-0000, 15-09-206-028-0000.

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, single family home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on December 10, 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 Distribution;

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## Order Approving Report of Sale

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, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
 Contact: PAULETTE SIERRA  
 Address: 24 ASSET MANAGEMENT, 13155 SW 42ND STREET, SUITE 200,  
 Miami, FL 33175  
 Telephone Number: (855) 414-2424

IT IS FURTHER ORDERED:

That upon request by the successful bidder, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, or assignee is entitled to and shall have possession of the premises as of a date 30 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 FRED BUTLER A/K/A FRED BUTLER JR. JIMMY BUTLER A/K/A JIMMY C. BUTLER from the premises commonly known as 228 28TH AVENUE, BELLWOOD, IL. 60104

That the Sheriff cannot evict until 30 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 recordation of the Deed issued hereunder without affixing any transfer stamps.

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

ENTER: \_\_\_\_\_

JUDGE DARRYL B. SIMKC

FEB 04 2016

CIRCUIT COURT - 1023

Judge

PIERCE & ASSOCIATES  
 One North Dearborn Street Suite 1300  
 CHICAGO, IL 60602  
 (312) 476-5500  
 Attorney File No. PA1103018  
 Attorney Code. 91220  
 Case Number: 12 CH 107  
 TJSC#: 35-16148

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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 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.)