

2014-01294-CH F14030057507



16002410020

JUDICIAL SALE DEED

Doc#: 1608249002 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/22/2016 08:51 AM Pg: 1 of 6

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 November 10, 2015, in Case No. 14 CH 4555, entitled WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUY SOLELY AS TRUSTEE FOR VM TRUST SERIES 2, A DELAWARE STATUTORY TRUST vs. EMERY STEWART AKA EMERY L. STEWART, 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 23, 2015, does hereby grant, transfer, and convey to **V MORTGAGE REO 2, LLC**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 124 IN SECOND ADDITION TO CATALINA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 23, 1964, AS DOCUMENT NUMBER 2141165, IN COOK COUNTY, ILLINOIS.

Commonly known as 16907 INGLESIDE AVENUE, South Holland, IL 60473

Property Index No. 29-23-313-008-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 4th day of March, 2016.

The Judicial Sales Corporation

By:

Nancy R. Vallone
President and Chief Executive Officer

PREMIER TITLE

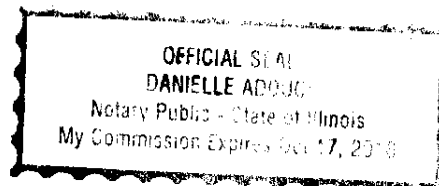
UNOFFICIAL COPY**Judicial Sale Deed**

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

4th day of March 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).

3/16/2016
Date

August R. Butera
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

**No City/Village Municipal Exempt Stamp or
Fee required per the attached Certified Court
Order Approving Sale marked Exhibit A.**

Grantee's Name and Address and mail tax bills to:

V MORTGAGE REO 2, LLC, by assignment
55 BEATTIE PLACE, SUITE 110
Greenville, SC, 29601

Contact Name and Address:

Contact:

Suzette Figaro

Address:

55 Beattie Place Ste 110 MS#002
Greenville SC 29601

Telephone:

832-775-7722

Mail To:

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Road, Suite 150
NAPERVILLE, IL, 60563
(630) 453-6960
Att. No. 26122
File No. F14030057

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

F14030057SVT RSGNT

UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION**

Wilmington Trust, National Association, not in its
individual capacity but solely as trustee for VM Trust
Series 2, a Delaware statutory trust

Plaintiff,

vs.

Emery Stewart aka Emery L. Stewart; Unknown Owners
and Non-Record Claimants

Defendants

CASE NO. 14 CH 4555
Property Address: 16907 Ingleside Avenue,
South Holland, Illinois 60473

Mitchell Calendar 63

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,
CONFIRMING SALE AND ORDER OF POSSESSION**

THIS CAUSE comes to be heard on Plaintiff, Wilmington Trust, National Association, not in its individual capacity but solely as trustee for VM Trust Series 2, a Delaware statutory trust, 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 described as:

SEE ATTACHED

Common Address: 16907 Ingleside Avenue, South Holland, Illinois 60473

P.I.N.: 29-23-313-008-0000

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

The real property was last inspected by movant, its insurers, investors, or agent on September 17, 2015.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and

That justice was done.

IT IS THEREFORE ORDERED:

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

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution, and a proceeds check may be issued to Shellpoint Mortgage Servicing, the current Loan Servicer;

UNOFFICIAL COPY

That the Plaintiff have and recover an IN PERSONAM deficiency judgment against Emery Stewart aka Emery L. Stewart in the sum of \$72267.28 and that execution issue therefore;

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;

A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509;

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamps, 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. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises immediately from the entry of this Order without further Order of Court, as provided in 735 ILCS 5/15-1701(c)(2);

That 735 ILCS 5-9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

The Sheriff of Cook County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:

16907 Ingleside Avenue, South Holland, Illinois 60473

That the Sheriff is further ordered to evict Emery Stewart aka Emery L. Stewart, now in possession of the premises commonly known as:

16907 Ingleside Avenue, South Holland, Illinois 60473

A copy of this order shall be sent via regular mail to all defendants within seven days.

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

Suzette Figaro
55 Beattie Place
Suite 110, MS# 003
Greenville, SC 29601
832 775 7722

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Rd., Ste 120
Naperville, IL 60563-4947
630-453-6960 | 866-402-8661 | 630-428-4620 (fax)
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232
foreclosure@ALOLawGroup.com

DATE:

ENTER:

Bridget A. Mitchell
Judge Bridget A. Mitchell

FEB 08 2016

Circuit Court – 2133

THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR.

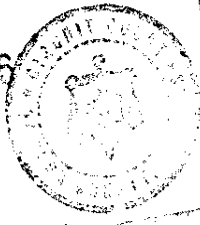
UNOFFICIAL COPY

Property of Cook County Clerk's Office

I hereby certify that the document to which this
certification is affixed is a true copy.

Date MAR 15 2016

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



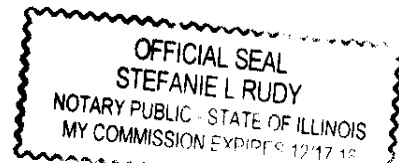
UNOFFICIAL COPY

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 3/15/16
 Signature: [Signature] **Grantor or Agent**
 Julia Bush
 Sales Supervisor
 Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
 By the said _____
 This 15, day of March, 2016
 Notary Public Stefanie Rudy



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.

Signature: [Signature] **Grantee or Agent**
 Julia Bush
 Sales Supervisor
 Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
 By the said _____
 This 15, day of March, 2016
 Notary Public Stefanie Rudy

