

UNOFFICIAL COPY

File No. PA1202920



1609610038

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 July 15, 2013, in Case No. 12 CH 06819, entitled WELLS FARGO BANK, NATIONAL ASSOCIATION vs. ZOILA

SANTOS A/K/A ZOILA B. SANTOS, 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 January 21, 2016, does hereby grant, transfer, and convey to **WELLS FARGO BANK, NA** 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 10 IN RHODES AND CLARK'S SUBDIVISION OF 76.65 ACRES IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27 AND THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 26 (SOUTH OF THE INDIAN BOUNDARY LINE) IN TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2436 SPRUCE STREET, RIVER GROVE, IL 60171

Property Index No. 12-27-425-017-0000

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

The Judicial Sales Corporation

By: _____

Nancy R. Vallone

President and Chief Executive Officer

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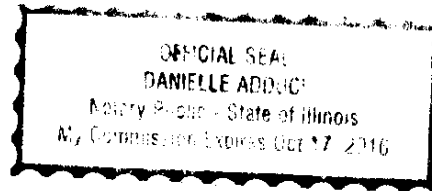
UNOFFICIAL COPY**Judicial Sale Deed**

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

15th 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 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3/19/16

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:

Deeds Dept.

Grantee:

Mailing Address:

WELLS FARGO BANK, NA
34710 Stateview Blvd.
Fort Mill, SC 29715

Telephone:

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1202920

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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 21, 2016

Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said Agent

This 21, day of March, 2016

Notary Public _____



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 21, 2016

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said Agent

This 21, day of March, 2016

Notary Public _____



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.)

UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION****WELLS FARGO BANK, NATIONAL ASSOCIATION****Plaintiff,****-v.-****12 CH 06819
2436 SPRUCE STREET
RIVER GROVE, IL 60171****ZOILA SANTOS /M/A ZOILA B. SANTOS, KARINA
BERRONES****Calendar #58 JUDGE SIMKO****Defendants****ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION,
OF DFR 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, confirming the sale of the premises, which are the subject of the matter captioned above and described as:

LOT 5 IN BLOCK 10 IN RHODES AND CLARK'S SUBDIVISION OF 76.65 ACRES IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27 AND THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 26 (SOUTH OF THE INDIAN BOUNDARY LINE) IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2436 SPRUCE STREET, RIVER GROVE, IL 60171

Property Index No. 12-27-425-017-0000.

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 November 30, 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;

UNOFFICIAL COPY**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;

That there shall be a personal deficiency judgment entered in the sum of \$91,776.66 with interest thereon as by statute provided, against: ZOILA SANTOS A/K/A ZOILA B. SANTOS & KARINA BERRONES,

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

That upon request by the successful bidder, WELLS FARGO 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: WELLS FARGO BANK, NA
 Contact: DREW HOHENSEE
 Address: 1 HOME CAMPUS
 DES MOINES, IA 50328
 Telephone Number: (515) 214-9270

IT IS FURTHER ORDERED:

That upon request by the successful bidder, WELLS FARGO BANK, NATIONAL ASSOCIATION, or assignee is entitled to and shall have possession of the premises as of 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 ZOILA SANTOS A/K/A ZOILA B. SANTOS, KARINA BERRONES from the premises commonly known as 2436 SPRUCE STREET, RIVER GROVE, IL, 60171

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

Date: _____

ENTER: _____

JUDGE DAFFNYL B. SIMKO
 FEB 18 2016
 CIRCUIT COURT - 1623
 Judge

PIERCE & ASSOCIATES
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Email: pleadings@pierceservices.com
 Attorney File No. PA1202920
 Attorney Code. 91220
 Case Number: 12 CH 06819
 TJSCF: 35-16332