

# UNOFFICIAL COPY

File No: PA1123600



## 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 26, 2013, in Case No. 12 CH 4545, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. WALTER T ZIOLKOWSKI JR, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735

Doc#: 1610410097 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/13/2016 02:16 PM Pg: 1 of 5

ILCS 5/15-1507(c) by said grantor on June 28, 2013, does hereby grant, transfer, and convey to **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

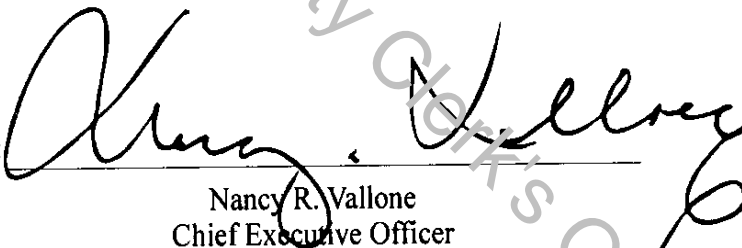
**THE EAST 132.00 FEET (EXCEPT THE NORTH 40.00 FEET THEREOF) OF LOT 13 AND THE EAST 132.00 FEET (EXCEPT THE SOUTH 40.00 FEET THEREOF) OF LOT 14 IN ROBERTSON THIRD ADDITION TO MIDLOTHIAN, A SUBDIVISION OF THE EAST 1353.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.**

Commonly known as 15020 RIDGEWAY AVENUE, MIDLOTHIAN, IL 60445

Property Index No. 28-11-321-031-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 6th day of August, 2013.

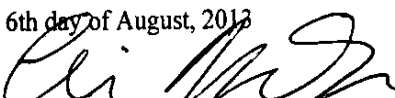
**The Judicial Sales Corporation**

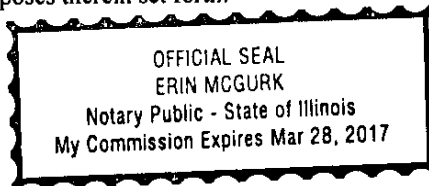
By:   
Nancy R. Vallone  
Chief Executive Officer

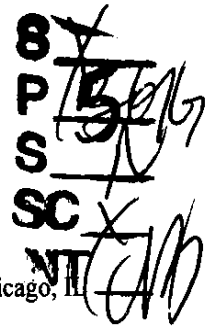
State of IL, County of COOK ss, I, Erin E. McGurk, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Chief Executive Officer 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

6th day of August, 2013

  
Notary Public



8  
P  
S  
SC  
NT  


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

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

# UNOFFICIAL COPY

Judicial Sale Deed

11/20/13      *Dalela Patis*  
 Date                      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

Grantee: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by assignment  
 Mailing Address: \_\_\_\_\_

77 West JACKSON Blvd. 26<sup>TH</sup> Floor  
 Telephone: Chicago, IL 60604

Mail To:

**PIERCE & ASSOCIATES**  
 One North Dearborn Street Suite 1300  
 CHICAGO, IL 60602  
 (312) 476-5500

Att. No. 91220  
 File No. PA1123600



**VILLAGE OF MIDLOTHIAN**  
 Real Estate Payment Stamp  
 1945

Property of COOK COUNTY CLERK'S Office


# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

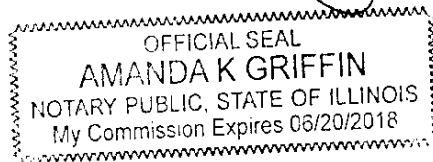
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 April 1, 202016

Signature: \_\_\_\_\_

  
Grantor or Agent

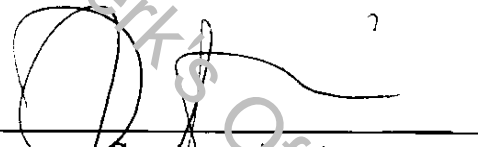
Subscribed and sworn to before me  
By the said Agent  
This 1 day of April, 2016  
Notary Public \_\_\_\_\_



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 April 1, 2016

Signature: \_\_\_\_\_

  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 1 day of April, 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

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff,

-v-

12 CH 4545  
15020 RIDGEWAY AVENUE  
MIDLOTHIAN, IL 60445

WALTER T. ZIOLKOWSKI JR, UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS

Defendants

Calendar #61 JUDGE OTTO

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:

THE EAST 132.00 FEET (EXCEPT THE NORTH 40.00 FEET THEREOF) OF LOT 13 AND THE EAST 132.00 FEET (EXCEPT THE SOUTH 40.00 FEET THEREOF) OF LOT 14 IN ROBERTSON THIRD ADDITION TO MIDLOTHIAN, A SUBDIVISION OF THE EAST 1353.00 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Commonly known as 15020 RIDGEWAY AVENUE, MIDLOTHIAN, IL 60445

Property Index No. 28-11-321-031-0000.

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 two story single family home with a detached garage;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on June 30, 2013.

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;

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;

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## Order Approving Report of Sale

That there shall be an IN REM deficiency judgment entered in the sum of \$90,534.05 with interest thereon as by statute provided, against the subject property

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

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 a deed sufficient to convey title.

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

Grantee or Mortgagee: SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
Contact: DONALD MUNRO  
Address: BISHOP WHIPPLE FEDERAL BUILDING  
ST. PAUL, MN 55111  
Telephone Number: 800 233-4636

### 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 WALTER T ZIOLKOWSKI JR from the premises commonly known as 15020 RIDGEWAY AVENUE, MIDDLELOTHIAN, IL, 60445

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.

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.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

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

ENTER: \_\_\_\_\_  
Judge Michael F. Otto  
JUL 30 2013  
Circuit Court 2065

PIERCE & ASSOCIATES  
One North Dearborn Street Suite 1300  
CHICAGO, IL 60602  
(312) 476-5500  
Attorney File No. PA1123600  
Attorney Code. 91220  
Case Number: 12 CH 4545  
TJSC#: 33-7335