

UNOFFICIAL COPY

File No. PA1504047



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 December 2, 2015, in Case No. 15 CH 9993, entitled WELLS FARGO BANK, N.A. vs. ANNIE BOYD A/K/A ANNIE C

Doc#: 1611813078 Fee: \$46.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2016 03:15 PM Pg: 1 of 5

BOYD A/K/A ANNIE C CALDWELL, 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 March 3, 2016, does hereby grant, transfer, and convey to **WELLS FARGO BANK, N.A.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 4 IN THE SUBDIVISION OF BLOCK 1 IN PARK AVENUE ADDITION TO DOLTON, A SUBDIVISION OF THAT PART OF THE NORTH 883 1/2 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LINCOLN AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1922 AS DOCUMENT 7622066, IN COOK COUNTY, ILLINOIS.

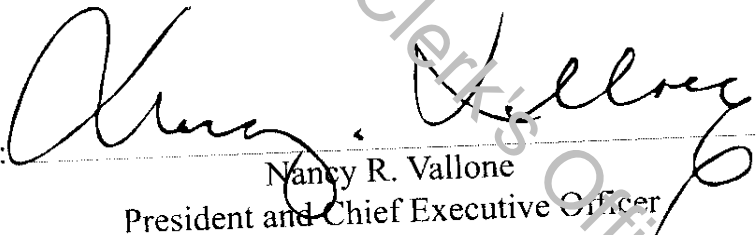
Commonly known as 13842 FOREST AVENUE, DOLTON, IL 60419

Property Index No. 29-03-102-013-0000

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

The Judicial Sales Corporation

By:


Nancy R. Vallone
President and Chief Executive Officer



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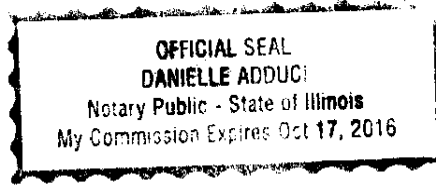
Judicial Sale Deed

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 April, 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).

4/26/16
Date

Eric Oliver
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: _____
Mailing Address: WELLS FARGO BANK, N.A.
3476 Statericw 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. PA1504047

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EXHIBIT

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

WELLS FARGO BANK, N.A.

Plaintiff,

-v.-

15 CH 9993
13842 FOREST AVENUE
DOLTON, IL 60419

ANNIE BOYD A/K/A ANNIE C BOYD A/K/A ANNIE C
CALDWELL, CAPITAL ONE BANK (USA), N.A. S/I/I TO
CAPITAL ONE BANK, CAVALRY SPV I, LLC,
UNKNOWN OWNERS AND NON RECORD CLAIMANTS

Defendants

Calendar #59 JUDGE LOFTUS

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:

LOT 4 IN THE SUBDIVISION OF BLOCK 1 IN PARK AVENUE ADDITION TO DOLTON, A SUBDIVISION OF THAT PART OF THE NORTH 883 1/2 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LINCOLN AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1922 AS DOCUMENT 7622066, IN COOK COUNTY, ILLINOIS.

Commonly known as 13842 FOREST AVENUE, DOLTON, IL 60419

Property Index No. 29-03-102-013-0000.

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, through Auction.com, 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 March 4, 2016

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;

That there shall be an IN REM deficiency judgment entered in the sum of \$98,406.24 with interest thereon as by statute provided, against the subject property,

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, N.A., 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: (414) 214-9270

IT IS FURTHER ORDERED:

That upon request by the successful bidder, WELLS FARGO BANK, N.A., or assignee is entitled to and shall have possession of the premises as of a date ⁶⁰ 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 ANNIE BOYD A/K/A ANNIE C BOYD A/K/A ANNIE C CALDWELL from the premises commonly known as 13842 FOREST AVENUE, DOLTON, IL, 60419

The Sheriff cannot evict until ⁶⁰ 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.

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.

Judge Anna M. Loftus

Date: _____

ENTER:

APR 13 2016

Circuit Court - 2102

Judge

PIERCE & ASSOCIATES
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Email: pleadings@pierceservices.com
 Attorney File No. PA1504047
 Attorney Code. 91220
 Case Number: 15 CH 9993
 TJSC#: 35-17414

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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 4/26/16

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID [Handwritten Name]
THIS 27 DAY OF April
20 16



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 and hold title to real estate under the laws of the State of Illinois.

Date 4/26/16

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID [Handwritten Name]
THIS 27 DAY OF April
20 16



NOTARY PUBLIC [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identify 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.]