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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 October 26, 2011, in Case No. 10 CH 21780, entitled WELLS FARGO BANK, N.A. vs. JAVIER E. ROSAS AKA JAVIER ROSAS, 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 12, 2012, 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:



Doc#: 1612510172 Fee: \$46.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 05/04/2016 03:29 PM Pg: 1 of 5

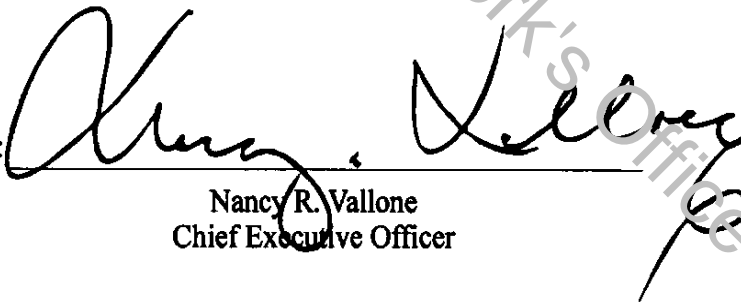
PARCEL 1: UNIT 210 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608331075, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. B-31, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Commonly known as 3125 WEST FULLERTON AVENUE UNIT 210, CHICAGO, IL 60647

Property Index No. 13-36-100-034-1009

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 22nd day of May, 2012.

The Judicial Sales Corporation

By: 
 Nancy R. Vallone
 Chief Executive Officer

S Y
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Judicial Sale Deed

State of IL, County of COOK ss, I, Kristin M Smith, 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

22nd day of May, 2012



Kristin M. Smith
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 6, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5/3/12
Date

Mula
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

City of Chicago
Dept. of Finance
625680



Real Estate
Transfer
Stamp
\$0.00

8/8/2012 13:11
dr00347

Batch 5,109,268

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

Attention: _____

Grantee: The Secretary of Housing and Urban Development, by assignment

Mailing Address: 77 W. JACKSON BLVD.
Chicago, IL 60604

Telephone: 312-353-5680

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1011507

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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 May 3, 2016

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 3 day of May, 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 May 3, 2016

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 3 day of May, 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.)

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

EXHIBIT

WELLS FARGO BANK, N.A.

Plaintiff,

-v.-

10 CH 21780
3125 WEST FULLERTON AVENUE UNIT 210
CHICAGO, IL 60647

JAVIER E. ROSAS AKA JAVIER ROSAS, LOGAN VIEW
CONDOMINIUM ASSOCIATION, UNKNOWN HEIRS
AND LEGATEES OF JAVIER E ROSAS, IF ANY,
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

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:

PARCEL 1: UNIT 210 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608331075, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. B-31, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Commonly known as 3125 WEST FULLERTON AVENUE UNIT 210, CHICAGO, IL 60647

Property Index No. 13-36-100-034-1009.

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 brick condominium; no garage;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on March 13, 2012

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

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Order Approving Report of Sale

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;

That there shall be an IN REM deficiency judgment entered in the sum of \$254,808.01 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, WELLS FARGO BANK, N.A., or assignee The Secretary of Housing and Urban Development, 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: WELLS FARGO BANK, N.A.
Contact: ALLEN BROUSSARD, AS DELEGATE FOR HUD
Address: 8600 W. BYRN MAWR, STE 600S
Chicago, IL 60631
Telephone Number: (773) 714-9200

IT IS FURTHER ORDERED:

That upon request by the successful bidder WELLS FARGO BANK, N.A., or assignee The Secretary of Housing and Urban Development, 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 JAVIER E. ROSAS AKA JAVIER ROSAS from the premises commonly known as 3125 WEST FULLERTON AVENUE UNIT 210, CHICAGO, IL, 60647

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: _____

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Attorney File No. PA1011507
Attorney Code. 91220
Case Number: 10 CH 21780

Judge
Judge Anthony C. Kyriakopoulos
MAY 15 2017
Circuit Court 2027