

1215781

JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on July 21, 2014 in Case No. 12 CH 38775 entitled U.S. Bank vs. Gibbons and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on October 17, 2014, does hereby grant, transfer and convey to The Secretary of Housing and Urban Development the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 28 IN BLOCK 6 IN ALSIP MANOR, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 24-34-106-028-0000. Commonly known as 12850 South Loveland Street, Alsip, IL 60803.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this December 1, 2014.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein
Secretary

Andrew D. Schusteff
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on December 1, 2014 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Angela C. Stephen
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from real estate transfer tax under 35 ILCS 200/31-45(B). 5/11/16 M. Simmons

AS



Doc#: 1613419149 Fee: \$46.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2016 03:21 PM Pg: 1 of 5

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Grantor's Name and Address:

INTERCOUNTY JUDICIAL SALES CORPORATION
120 W. Madison Street
Chicago, Illinois 60602
(312) 444-1122

Grantee's Name and Address and Mail Tax Bills to:

Attention: _____

Grantee: The Secretary of Housing and Urban Development

Mailing Address: 77 W. Jackson Blvd.

Chicago, IL 60604

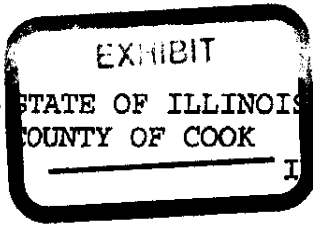
Tel#: 312-353-5680

Mail to:

Pierce and Associates
One North Dearborn Street, Suite 1300
Chicago, Illinois 60602
Atty. No. 91220
File Number 1215781

Property of Cook County Clerk's Office

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ATTY NO. 91220

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

U.S. BANK NATIONAL ASSOCIATION)	
	Plaintiff,)	12 CH 38775
vs.)	Calendar 56
KEITH P. GIBBONS; ILLINOIS HOUSING)	
DEVELOPMENT AUTHORITY; CITIMORTGAGE, INC.;)	
	Defendants,)	
		12850 South Loveland Street, Alsip, IL 60803

**ORDER APPROVING FORECLOSURE REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION AND DEED**

NOW COMES the Plaintiff herein, by and through its Attorneys, PIERCE & Assoc., on its Motion for Confirmation of Sale and Right to Possession and the Court, finding due notice of said Motion having been given, having examined the Report of Sale, and it appearing that no objections having been filed, and being fully advised in the premises, FINDS:

1. That the Sale and distribution of Sale proceeds was conducted in accordance with the Judgment for Foreclosure and Sale entered herein and applicable law.
2. The Notice of Sale, required in accordance with 735 ILCS 5/15-1507(c), has been given; the terms of the Sale were fair and conscionable; the Sale was conducted fairly and without fraud.
3. The real property that is the subject matter of this proceeding is a vacant single family residence.
4. The real property was last inspected by movant or movant's agent on: September, 6, 2014
5. This Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said Sale.

IT IS THEREFORE ORDERED:

- A. Said Report of Sale is approved and confirmed and the Foreclosure Sale Officer's Commission is approved for distribution.
- B. There shall be an IN REM deficiency judgment entered in the sum of (\$86,601.32), with interest thereon as by statute provided, against the subject property;
- C. That, by reason of the above sale deficiency bid, the Special Right of Redemption pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604) is applicable hereunder;
- D. A Deed shall be issued by the Office conducting this Sale immediately following entry of this Order and after full payment of the bid amount, to the successful bidder U.S. Bank National Association, or Assignee, conveying title pursuant to 735 ILCS 5/15-1509 on the property legally described as follows; LOT 28 IN BLOCK 6 IN ALSIP MANOR, A SUBDIVISION IN THE

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NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

E. The successful bidder U.S. Bank National Association, or Assignee, is entitled to and shall have possession of the premises as of a date 30 days after the entry of the Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

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

G. A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days;

H. That the Sheriff of Cook County is directed to place the Plaintiff in possession of the premises commonly known as:

12850 South Loveland Street, Alsip, IL 60803

I. That the Sheriff is further ordered to evict, no sooner than 30 days from the entry of this Order:

Keith P. Gibbons now in possession of the premises commonly known as:

12850 South Loveland Street, Alsip, IL 60803

No occupants other than the individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court;

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

U.S. Bank National Association c/o Attn: Kim Stewart U.S. Bank 800 Moreland Street, Owensboro, KY 42301 (270) 852-5801

IT IS HEREBY 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 Judicial or Sheriff Deed issued hereunder without any exemption stamps.

Judge Pamela McLean Morrison

DATED: _____

NOV 12 2014

ENTER: _____

Circuit Court - 2097

JUDGE _____


PIERCE & ASSOCIATES
Attorneys for Plaintiff
1 North Dearborn Street
Thirteenth Floor
Chicago, Illinois 60602
Attorney Code #91220
(312) 476-5500
1215781

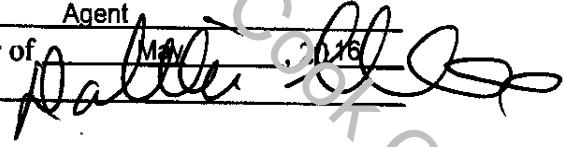
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STATEMENT BY GRANTOR AND GRANTEE

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 11, 2016

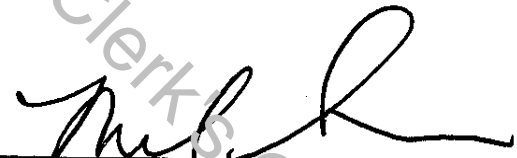
Signature: 
Grantor or Agent

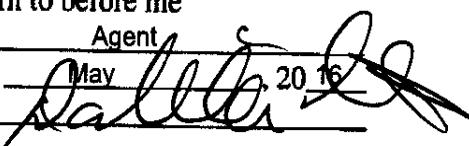
Subscribed and sworn to before me
By the said Agent
This 11, day of May, 2016
Notary Public 



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 May 11, 2016

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 11, day of May, 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.)