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Doc#: 1614149001 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2016 08:48 AM Pg: 1 of 6

SHERIFF'S DEED

2011-04334-CH F11060478
THE GRANTOR, SHERIFF OF COOK
COUNTY, ILLINOIS, pursuant to and
under the authority conferred by the
provisions of a Judgment of Foreclosure
and Sale entered by the Circuit Court of
Cook County, Illinois on May 24, 2012 in
Case No. 11 CH 22622 entitled
JPMorgan Chase Bank, National
Association successor by merger with
Chase Home Finance LLC, successor by
merger with Chase Manhattan Mortgage
Corporation v. Shaun H. Coleman, et al.,
and pursuant to which the mortgaged real
estate hereinafter described was sold at
public sale by said Grantor on March 18,
2016, does hereby grant, transfer and
convey to Secretary of Veterans Affairs,
the following described real estate
situated in Cook County, State of Illinois,
to have and to hold forever:

Legal: LOT 93 IN FIRST ADDITION TO CUMMINGS AND FOREMAN'S REAL ESTATE CORPORATION RESUBDIVISION OF PART OF
MIAMI PARK IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Common Address: 453 Frederick Avenue, Bellwood, Illinois 60104

P.I.N.: 15-09-301-029-0000

Dated this MAY 09 2016 day of 20

(SEAL)

Signature of Joshua Thomas #11024
Cook County, Illinois

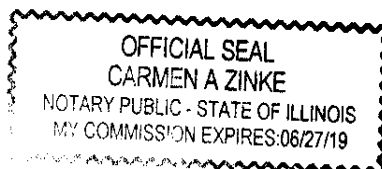
State of Illinois )
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY
CERTIFY THAT Joshua Thomas personally known to me to be the same person whose name as
Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in
person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary
act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this MAY 09 2016 day of 20

Commission expires

Signature of Carmen A. Zinke
Notary Public



PREMIER TITLE

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This deed shall be exempt from transfer tax under the 35 ILCS 200/31-45(l) government instrumentality exemption.

5/18/16 *Stephen Lagan*  
Date Buyer, Seller or Representative

Send tax bill to: Fort Snelling  
1 Federal Drive  
St. Paul, MN 55111

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit A.

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60563

Return to: Anselmo Lindberg Oliver LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

R412

Contact Name and Address:  
Secretary of Veterans Affairs  
c/o JPMorgan Chase Bank, N.A.  
3415 Vision Dr.  
Columbus, OH 43219

PREMIER TITLE  
1000 JOE BLVD., SUITE 136  
OAK BROOK, IL 60523  
830-571-2111

Property of Cook County Clerk's Office

160033  
F11060478 CHOH

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

JPMorgan Chase Bank, National Association successor  
by merger with Chase Home Finance LLC, successor by  
merger with Chase Manhattan Mortgage Corporation ]

Plaintiff, ]

vs. ]

Shaun H. Coleman; Melanie Coleman; Capital One Bank;  
Midland Funding, LLC; Unknown Owners and ]  
Non-Record Claimants ]

Defendants. ]

CASE NO. 11 CH 22622  
Property Address: 453 Frederick Avenue,  
Bellwood, Illinois 60104

Loftus Calendar 59

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,  
CONFIRMING SALE AND ORDER OF POSSESSION**

THIS CAUSE comes to be heard on Plaintiff, JPMorgan Chase Bank, National Association successor by merger with Chase Home Finance LLC, successor by merger with Chase Manhattan Mortgage Corporation, 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 described as:

SEE ATTACHED

Common Address: 453 Frederick Avenue, Bellwood, Illinois 60104

P.I.N.: 15-09-301-029-0000

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

The real property was last inspected by movant, its insurers, investors, or agent on March 22, 2016.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution are hereby approved, ratified and confirmed;

That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$213880.20 and that execution issue thereof.

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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;

A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509;

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamps, 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. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises immediately from the entry of this Order without further Order of Court, as provided in 735 ILCS 5/15-1701;

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

The Sheriff of Cook County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as,

453 Frederick Avenue, Bellwood, Illinois 60104

That the Sheriff is further ordered to evict Shaun A. Coleman; Melanie Coleman, now in possession of the premises commonly known as:

453 Frederick Avenue, Bellwood, Illinois 60104

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

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

Ron McGee  
10 S. Dearborn, 15th Floor  
Mail Code: IL 1-0020  
Chicago, IL 60603  
Office: 312-732-4268  
Cell: 312-919-5738

Judge Anna M. Loftus

APR 26 2016

Circuit Court - 2102

DATE: \_\_\_\_\_

ENTER: \_\_\_\_\_

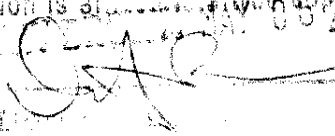
ANSELMO LINDBERG OLIVER LLC  
1771 W. Diehl Rd., Ste 120  
Naperville, IL 60563-4947  
630-453-6960 | 866-402-8661 | 630-428-4620 (fax)  
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,  
Peoria 1794, Winnebago 3802, IL 03126232  
foreclosure@ALOLawGroup.com


**THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR.**

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true and correct copy of the original as filed with me on 06/08/2016.

  
Clerk of the Circuit Court  
of Cook County, IL



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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 5/18/16  
Signature: [Signature] Grantor or Agent  
Stephne Lazarz  
Legal Assistant  
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 18, day of May, 2016  
Notary Public [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.

Signature: [Signature] Grantee or Agent  
Stephne Lazarz  
Legal Assistant  
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 18, day of May, 2016  
Notary Public [Signature]

