

# UNOFFICIAL COPY



Doc#: 1615819127 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/08/2016 04:28 PM Pg: 1 of 5

## 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 14, 2015, in Case No. 15 CH 02608, entitled THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT

2006-HY11), vs. BENJAMIN STALLWORTH, 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 28, 2016, does hereby grant, transfer, and convey to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-HY11)** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 35 IN BLOCK 8 IN HAZELCREST PARK A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 16732 ORCHARD RIDGE AVE., Hazel Crest, IL 60429

Property Index No. 29-30-100-029-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 17th day of May, 2016.

**The Judicial Sales Corporation**

By:

Nancy R. Vallone

President and Chief Executive Officer

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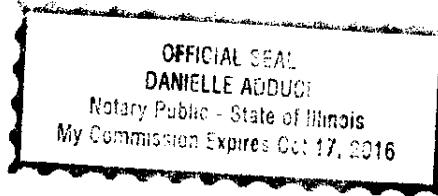
## Judicial Sale Deed

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

17th day of May, 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 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

*4/20/16*  
\_\_\_\_\_  
Date

*August R. Butera*  
\_\_\_\_\_  
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:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-HY11)

Contact Name and Address:

Contact: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-HY11)  
Address: 4425 PONCE DE LEON BLVD., 4TH FLOOR  
CORAL GABLES, FL 33146-1837  
Telephone: 855-282-6436

Mail To:

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
230 W. Monroe Street, Suite #1125  
Chicago, IL, 60606  
(312) 541-9710  
Att. No. 40342  
File No. 14-1312

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

Date: 4/2/14

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten Signature]  
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 and hold title to real estate under the laws of the State of Illinois.

Date: 4/2/14

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten Signature]  
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 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 Act.]

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EXHIBIT

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

THE BANK OF NEW YORK MELLON FKA THE BANK  
OF NEW YORK, AS TRUSTEE (CWALT 2006-HY11),

Plaintiff,

-v.-

BENJAMIN STALLWORTH, VILLAGE OF HAZEL  
CREST, CITY OF CHICAGO

Defendants

15 CH 02608

16732 ORCHARD RIDGE AVE.  
Hazel Crest, IL 60429

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION,  
ORDER FINDING PERSONAL DEFICIENCY

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 35 IN BLOCK 8 IN HAZELCREST PARK, A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 16732 ORCHARD RIDGE AVE., Hazel Crest, IL 60429

Property Index No. 29-30-100-029-0000.

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 single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 4/2/16

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 PERSONAM deficiency judgment entered in the sum of \$128,832.52 with interest thereon as by statute provided, in favor of plaintiff against: BENJAMIN STALLWORTH

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff 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: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE  
(CWALT 2006-HY11)

Address: 4425 Ponce De Leon Blvd., 4th Floor  
Coral Gables, FL 33146

Telephone Number: (855) 282-6436

**IT IS FURTHER ORDERED:**

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff 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 BENJAMIN STALLWORTH from the premises commonly known as 16732 ORCHARD RIDGE AVE., Hazel Crest, IL, 60429

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.

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 recordation of the Deed issued hereunder without affixing any transfer stamps.

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

ENTER:

Judge *Karenna M. Lyle*

APR 15 2015

Judge  
Circuit Court - 2761

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
230 W. Monroe Street, Suite #1125  
Chicago, IL 60606  
(312) 541-9710  
Email: [ilpleadings@johnsonblumberg.com](mailto:ilpleadings@johnsonblumberg.com)  
Attorney File No. 14-1312  
Attorney Code. 40342  
Case Number: 15 CH 02608  
TJSC#: 35-18244