

UNOFFICIAL COPY

File No. PA1410741



Doc#: 1616610072 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/14/2016 10:34 AM 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 January 25, 2016, in Case No. 15 CH 08577, entitled JAMES B. NUTTER & COMPANY vs. SECRETARY OF HOUSING AND UREAN DEVELOPMENT, 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 April 26, 2016, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

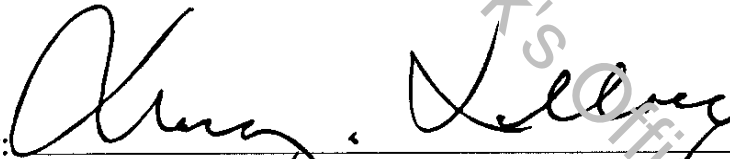
LOT 219 IN WARREN J. PETER'S FRIENDLY OAKS SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART HERETOFORE DEDICATED FOR PUBLIC HIGHWAY BY DOCUMENT NUMBER 11113019, ACCORDING TO PLAT OF SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 12, 1957 AS DOCUMENT NUMBER 1732808.

Commonly known as 5560 MARY ANN COURT, OAK FOREST, IL 60452

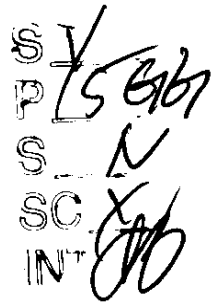
Property Index No. 28-21-119-078-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 7th day of June, 2016.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

S
P
S
SC
INT



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Judicial Sale Deed

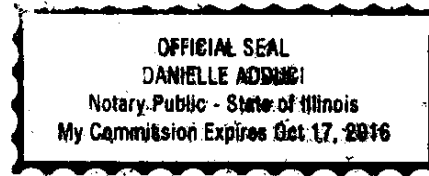
State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as 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

7th day of June, 2016

Danielle Adduci

Notary Public



This Deed was prepared by August B. 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).

6/13/16
Date

Danielle Gilliam-Reansi
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:

James M. Tiegner

Grantee:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment

Mailing Address:

1 South Wacker Dr. Ste 1400

Chicago IL 60606

Telephone:

312-368-6200

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476-5500
Att. No. 91220
File No. PA1410741

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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 June 14, 2016

Signature: *Danielle Susan Rebus*

Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 14, day of June, 2016
Notary Public *Michael McGee*



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 June 14, 2016

Signature: *Danielle Susan Rebus*

Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 14, day of June, 2016
Notary Public *Michael McGee*

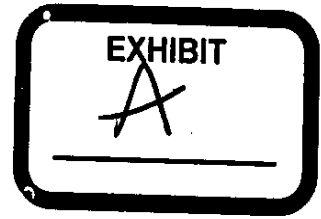


Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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



JAMES B. NUTTER & COMPANY

Plaintiff,

-v.-

15 CH 08577
5560 MARY ANN COURT
OAK FOREST, IL 60452

Calendar #58 JUDGE SIMKO

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT, UNITED STATES OF AMERICA,
KELLY A FLOREK, PHYLLIS GALLAGHER, KAREN
BLAGAICH, SANDRA BLASCO, UNKNOWN HEIRS AND
LEGATEES OF GERTRUDE MCCARTHY, IF ANY,
UNKNOWN OWNERS AND NON RECORD CLAIMANTS,
JULIE FOX, SPECIAL REPRESENTATIVE OF THE
DECEASED MORTGAGOR, GERTRUDE MCCARTHY
A/K/A GERTRUDE M. MCCARTHY

Defendants

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

This cause comes to be heard on Plaintiff's motion for the entry of an Order Approving the Report of Sale and Distribution, an Order of Immediate Possession, and confirming the sale of the premises which are the subject of the matter captioned above and described as:

LOT 219 IN WARREN J. PETER'S FRIENDLY OAKS SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART HERETOFORE DEDICATED FOR PUBLIC HIGHWAY BY DOCUMENT NUMBER 11113019, ACCORDING TO PLAT OF SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 12, 1957 AS DOCUMENT NUMBER 1732808.

Commonly known as 5560 MARY ANN COURT, OAK FOREST, IL 60452

Property Index No. 28-21-119-078-0000.

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(e) 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 vacant, single family home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on April 28, 2016

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Order Approving Report of Sale

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;

735 ILCS 5/2-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, JAMES B. NUTTER & COMPANY, 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, lenders, 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: JAMES B NUTTER & COMPANY
 Contact: KRISTINE FERGUSON
 Address: 4153 BROADWAY
 Kansas City, MO 64171
 Telephone Number: (816) 531-5642

IT IS FURTHER ORDERED:

That upon request by the successful bidder, JAMES B. NUTTER & COMPANY, or assignee is entitled to and shall have immediate possession of the premises effective upon the entry of this order;

That 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

JUDGE DARRYL B. SIMKO

MAY 26 2016

CIRCUIT COURT - 1823

PIERCE & ASSOCIATES
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Email: pleadings@pierceservices.com
 Attorney File No. PA1410741
 Attorney Code. 91220
 Case Number: 15 CH 08577
 TJSC#: 36-1033