

150294

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PREMIER TITLE

SHERIFF'S DEED

2014-02209-PT E14040182
 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 April 21, 2015 in Case No. 14 CH 8229 entitled Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the PrimeStar-H Fund I Trust v. Manuel Jimenez, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on September 15, 2015, does hereby grant, transfer and convey to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the PrimeStar-H Fund I Trust, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



Doc#: 1617349005 Fee: \$48.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 06/21/2016 09:07 AM Pg: 1 of 6

Legal: LOTS 16 AND 17 IN BLOCK 59 IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTH 300 ACRES THEREOF IN COOK COUNTY, ILLINOIS.

Common Address: 1532 Clarence Avenue, Berwyn, Illinois 60402
 P.I.N.: 16-19-226-052-0000

Dated this 3 day of November, 2015

(SEAL)

Joshua Thomas #11024
 Cook County, Illinois

State of Illinois)
 County of Cook) ss

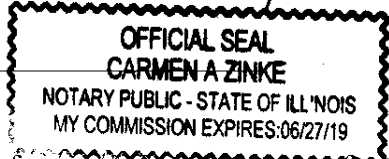
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Thomas personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged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

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH K OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION
 DATE 6/21/16 TELLER D

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Given under my hand and official seal, this 7 day of November, 2015

Commission expires _____
Notary Public Carmen A Zinke



This deed shall be exempt from transfer tax as a transfer to holder of the mortgage pursuant to foreclosure proceeding. 35 Ill. Comp. Stat. 200/31-45(L).

6/17/16 Stephano Lagay
Date Buyer, Seller or Representative

Send tax bill to: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the PrimeStar-H Fund I Trust
4600 S. Syracuse St,
Denver, Colorado 80237

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: Statebridge Company, LLC
4600 S. Syracuse Street
Denver, CO 80237
720-931-6227

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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J182 STB

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

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the PrimeStar-H Fund I Trust

Plaintiff,

vs.

Manuel Jimenez; Luz Jimenez; Illinois Housing Development Authority; Unknown Owners and Non-Record Claimants

Defendants

CASE NO. 14 CH 8229
Property Address: 1532 Clarence Avenue,
Berwyn, Illinois 60402

Senechalle Calendar 64

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

THIS CAUSE comes to be heard on Plaintiff, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the PrimeStar-H Fund I Trust, 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: 1532 Clarence Avenue, Berwyn, Illinois 60402

P.I.N.: 16-19-226-052-0000

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 September 17, 2015.

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 proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$187743.87 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 no sooner than 30 days 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:

1532 Clarence Avenue, Berwyn, Illinois 60402

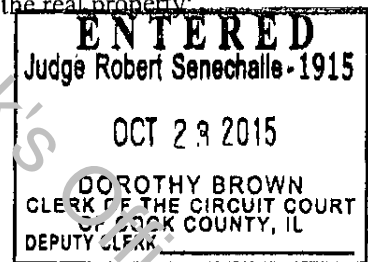
That the Sheriff is further ordered to evict Manuel Jimenez; Luz Jimenez, now in possession of the premises commonly known as:

1532 Clarence Avenue, Berwyn, Illinois 60402

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:

Statebridge Company, LLC
4600 S. Syracuse Street
Denver, CO 80237
720-931-6227



DATE: _____

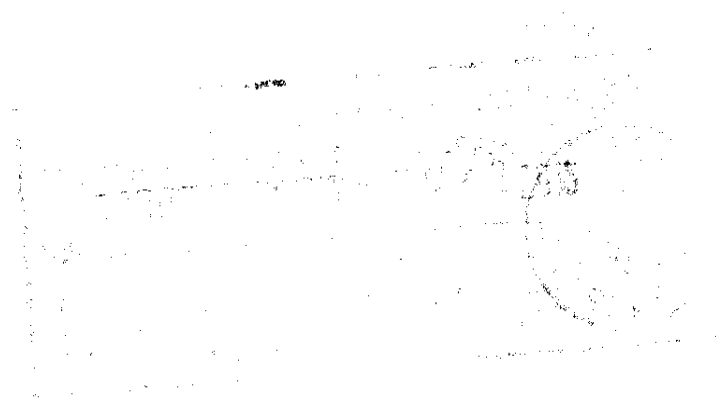
ENTER: _____

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

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT ANSELMO LINDBERG OLIVER LLC IS DEEMED TO BE A DEBT COLLECTOR FOR ITS RESPECTIVE CLIENTS AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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Property of Cook County Clerk's Office



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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 6/17/16
Signature: [Signature] **Grantor or Agent**
Stephne Lazarz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 17, day of June, 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 17, day of June, 2016
Notary Public [Signature]

