

W 10010136/2010-02611-PT

10 CH 42263

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 August 20, 2012 in Case No. 10 CH 42263 entitled Wells Fargo Bank, NA v. Olivia Ruvalcaba, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on November 26, 2012, does hereby grant, transfer and convey to Wells Fargo Bank, N.A., the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Doc#: 1618039065 Fee: \$86.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2016 09:20 AM Pg: 1 of 6

Dec ID 20160601623352
ST/CO Stamp 0-794-922-304
City Stamp 1-194-954-048

Legal: LOT 45 IN BLOCK 2 IN FELBERG'S 26TH STREET SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2620 South Christiana Avenue, Chicago, Illinois 60623
P.I.N.: 16-26-404-028-0000

Dated this _____ day of JUN 15 2016, 20__.

(SEAL)

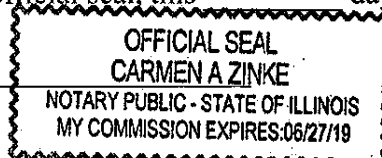
Joshua Thomas #11024
Cock County, Illinois

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 JUN 15 2016 day of _____, 20__.

Commission expires _____



Carmen Zinke
Notary Public

This deed is exempt under provisions of paragraph L, Section 4, Real Estate Transfer Act

Date *6/17/16* *Steph...*
Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to:

Wells Fargo Bank, N.A.,
18700 NW Walker Rd., #512
Beaverton, OR 97006

PREMIER TITLE

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

Steve Lindberg, 1807 W. Diehl Rd., Suite 333, Naperville, IL 60563

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Return to: Freedman Anselmo Lindberg LLC, 1807 W. Diehl Rd., Suite 333, Naperville, IL 60563.

R412

Contact info:

Drew Mohensee

Home Campus

Des Moines, IA 50328

(414) 214-9210

MAIL TO:

PREMIER TITLE
1350 W. NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004
847-255-7100

Property of Cook County Clerk's Office

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W10090136 WELLS

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

Wells Fargo Bank, NA

Plaintiff,

vs.

Olivia Ruvalcaba; Joel Miranda; City of Chicago; Unknown
Owners and Non-Record Claimants

Defendants.

CASE NO. 10 CH 42263
Property Address: 2620 South Christiana Avenue,
Chicago, Illinois 60623

Swanson Jr. Calendar 55

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

THIS CAUSE comes to be heard on Plaintiff, Wells Fargo Bank, NA, 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: 2620 South Christiana Avenue, Chicago, Illinois 60623

P.I.N.: 16-26-404-028-0000

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

That the real property that is the subject matter of the instant proceeding is a multi-unit residence.

That the real property described herein was last inspected by movant, its insurers, investors, or agent on 11/28/2012.

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, and a proceeds check may be issued to Wells Fargo Home Mortgage, the current Loan Servicer named in the Complaint to Foreclose a Mortgage;

That the Plaintiff have and recover an ^{In rem} ~~IN PERSONAM~~ deficiency judgment against ^{the Subject property} ~~OLIVIA RUVALCABA~~ in the sum of \$185948.03 and that execution issue therefore;

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are

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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, 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.

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~~ ¹⁰ 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:

2620 South Christiana Avenue, Chicago, Illinois 60623

That the Sheriff is further ordered to evict, no sooner than ~~30~~ ¹⁰ days from the entry of this Order OLIVIA RUVALCABA AND JOEL MIRANDA, now in possession of the premises commonly known as:

2620 South Christiana Avenue, Chicago, Illinois 60623

That there be no just cause for delay in the enforcement of or appeal from this Order.

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

Drew Hohensee
1 Home Campus
Des Moines, IA 50328
414-214-9270
codeviolations@wellsfargo.com

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

Alfred M. Swanson, Jr.
DATE: _____
ENTERED: _____
Judge _____
Circuit Court 2035
FEB - 5 2013

FREEDMAN ANSELMO LINDBERG LLC

1807 W. Diehl Rd., Ste 333

Naperville, IL 60563

630-983-0770 866-402-8661

630-428-4620 (fax)

Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,

Peoria 1794, Winnebago 3802, IL 03126232

Louis Freedman- 3126104, Thomas Anselmo- 3125949, Steven Lindberg- 3126232,

Doug Oliver - 6273607, Clay A. Mosberg- 1972316, Karl V. Meyer- 6220397,

Bryan D. Hughes- 6300070, Ann W. Lopez- 6190037, Jonathan Nusgart- 6211908,

William B. Kalbac- 6301771, G. Stephen Caravajal, Jr. - 6284718, Christopher Iaria- 6301746,

Christopher Weldon- 6287653, Michael Anselmo- 6307649, Teena Thomas- 6304145

Molly Glanz- 6307821, Colin Winters- 627980

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Legal Description

LOT 45 IN BLOCK 2 IN FELBERG'S 26TH STREET SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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.

Date: 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]

