

UNOFFICIAL COPY

160022

SHERIFF'S DEED

2016-02787-F F15010171FT
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 September 9, 2015 in Case No. 12CH31452 entitled GMAT Legal Title Trust 2013-1, U.S. Bank National Association, as Legal Title Trustee v. Frank J. Tesinsky, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on March 9, 2016, does hereby grant, transfer and convey to GMAT Legal Title Trust 2013-1, U.S. Bank National Association, as Legal Title Trustee, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



Doc#: 1618149007 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/29/2016 08:57 AM Pg: 1 of 6

PREMIER TITLE

Legal: LOT 7 IN BLOCK 3 IN L.M. JACOBSON'S RICER ROAD SUBDIVISION OF THE NORTH 990 FEET OF THE WEST 1/2 AND THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 8719 West Belden Avenue, River Grove, Illinois 60171
P.I.N.: 12-35-104-019-0000

Dated this day of JUN 20 2016, 20

(SEAL)

Handwritten signature of Joshua Thomas #11024
Cook County, Illinois

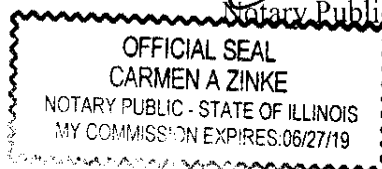
State of Illinois )
County of Cook ) ss

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 JUN 20 2016, 30

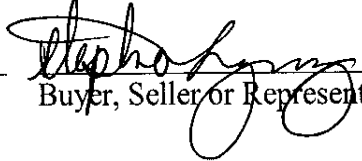
Commission expires

Handwritten signature of Carmen A. Zinke
Notary Public



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

6/13/14   
Date Buyer, Seller or Representative

Send tax bill to: GMAT Legal Title Trust 2013-1, U.S. Bank National Association, as Legal  
Title Trustee  
8742 Lucent Blvd., Suite 300  
Highlands Ranch , Colorado 80129

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:  
Specialized Asset Management LLC  
Pat Hamilton  
8742 Lucent Blvd., Suite 575  
Highlands Ranch, Colorado 80129  
866-625-8133

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

Property of Cook County Clerk's Office

160002  
F15010171FT SLS

**UNOFFICIAL COPY**  
IN THE CIRCUIT COURT OF COOK COUNTY  
COUNTY DEPARTMENT, CHANCERY DIVISION

GMAT Legal Title Trust 2013-1, U.S. Bank National Association, as Legal Title Trustee  
Plaintiff,  
vs.  
Frank J. Tesinsky; Dana Tesinsky aka Dana Defrancesco; Unknown Owners and Non-Record Claimants  
Defendants.

CASE NO. 12CH31452  
Property Address: 8719 West Belden Avenue, River Grove, Illinois 60171  
Mullen Calendar 60

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

THIS CAUSE comes to be heard on Plaintiff, GMAT Legal Title Trust 2013-1, U.S. Bank National Association, as Legal Title Trustee, 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: 8719 West Belden Avenue, River Grove, Illinois 60171

P.I.N.: 12-35-104-019-0000

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 November 15, 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 Plaintiff have and recover an IN PERSONAM deficiency judgment against Frank J. Tesinsky in the sum of \$28036.88 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 approved;

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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:

8719 West Belden Avenue, River Grove, Illinois 60171

That the Sheriff is further ordered to evict Frank J. Tesinsky; Dana Tesinsky aka Dana Defrancesco, now in possession of the premises commonly known as:

8719 West Belden Avenue, River Grove, Illinois 60171

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:

Specialized Asset Management LLC  
Pat Hamilton  
8742 Lucent Blvd., Suite 575  
Highlands Ranch, Colorado 80129  
866-625-8133

Judge Michael T. Muller

DATE:

JUN 07 2016

(Circuit Court-2084)

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 copy.  
**DOROTHY BROWN** JUN 26 2016  
Date *Dorothy Brown*  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



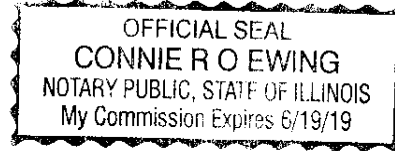
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## STATEMENT BY GRANTOR AND GRANTEE

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 6/21/16  
Signature: [Signature] Grantor or Agent  
Stephne Lazarz  
Legal Assistant  
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 21, 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 21, day of June, 2016  
Notary Public [Signature]

