

160071

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Doc#: 1619349001 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2016 08:49 AM Pg: 1 of 6

SHERIFF'S DEED

2011-00318-CH F110101835UT
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 March 17, 2015 in Case No. 11 CH 02780 entitled Federal National Mortgage Association v. Juan Carlos Espin, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on May 11, 2016, does hereby grant, transfer and convey to Federal National Mortgage Association, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Legal: LOT 3 IN BLOCK 12 IN H. O. STONE AND COMPANY'S WORLD FAIR ADDITION, A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 10262949, IN COOK COUNTY, ILLINOIS.

Common Address: 1740 North 34th Avenue, Stone Park, Illinois 60165
P.I.N.: 15-04-114-026-0000

Dated this 28th day of June, 2016

Joshua Thomas #11024
Cook County, Illinois

(SEAL)

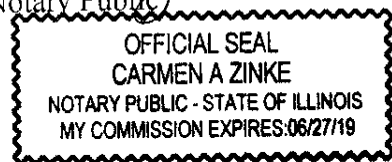
State of Illinois)
County of Cook) ss

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 _____ day of **JUN 28 2016**, 20__.

Commission expires _____

Carmen A. Zinke
Notary Public



PREMIER TITLE

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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).

7/6/16 Stephen Payne
Date Buyer, Seller or Representative

Send tax bill to: Federal National Mortgage Association
14523 SW Milikan Way, Suite 200
Beaverton, Oregon 97005

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:
James Tiegen
1 S. Wacker Dr., Suite 1400
Chicago, IL 60606
(312) 368-6200

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

Property of Cook County Clerk's Office

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F11010183SVT STR

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

Federal National Mortgage Association

Plaintiff,

vs.

Juan Carlos Espin; Unknown Owners and
Non-Record Claimants

Defendants.

CASE NO. 11 CH 02780
Property Address: 1740 North 34th
Avenue, Stone Park, Illinois 60165

Mitchell Calendar 63

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

THIS CAUSE comes to be heard on Plaintiff, Federal National Mortgage Association, 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: 1740 North 34th Avenue, Stone Park, Illinois 60165

P.I.N.: 15-04-114-026-0000

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 May 22, 2016.

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 Juan Carlos Espin in the sum of \$314523.34 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:

1740 North 34th Avenue, Stone Park, Illinois 60165

That the Sheriff is further ordered to evict Juan Carlos Espin, now in possession of the premises commonly known as:

1740 North 34th Avenue, Stone Park, Illinois 60165

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:

James M. Tieger
One South Wacker Dr., Suite 1400
Chicago, IL. 60606
(312) 368-6200

DATE:

ENTER:

[Handwritten signature]
[Handwritten signature]

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.

Judge Bridget A. Mitchell

JUN 20 2016

Circuit Court - 2133

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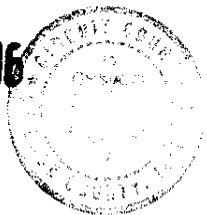
Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

Dorothy Brown
DOROTHY BROWN JUN 24 2016

Date

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



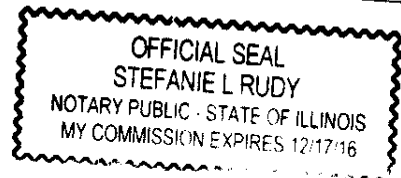
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STATEMENT BY GRANTOR AND GRANTEE

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.

Date: 7/7/16
Signature: [Handwritten Signature] Grantor or Agent
Stephne Lazarz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 1, day of July, 2016
Notary Public [Handwritten 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: [Handwritten Signature] Grantee or Agent
Stephne Lazarz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 1, day of July, 2016
Notary Public [Handwritten Signature]

