

# UNOFFICIAL COPY

111

FR2050165 / 2012-04127-PT.

## SHERIFF'S DEED

Doc#: 1621062009 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/28/2016 08:56 AM Pg: 1 of 5

Dec ID 20160701635761  
ST/CO Stamp 0-362-054-464  
City Stamp 0-866-304-832

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 October 12, 2012 in Case No. 12 CH 19604 entitled Wells Fargo Bank, NA v. William Donovan aka William J. Donovan, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on October 15, 2013, 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:

Legal: LOTS 44 AND 45 IN BLOCK 2 IN WEST MORGAN, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT CHICAGO AND SOUTHERN RAILWAY) OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 11116 South Whipple Street, Chicago, Illinois 60655  
P.I.N.: 24-24-102-027-0000

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20

JUL 07 2016

(SEAL)

State of Illinois )  
County of Cook ) ss

*Joshua Thomas #11024*  
Cook County, Illinois

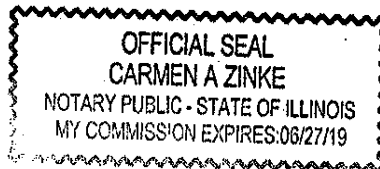
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT *Joshua Thomas* personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 \_\_\_\_\_, 20

JUL 07 2016

Commission expires \_\_\_\_\_

*Carmen A. Zinke*  
Notary Public



### PREMIER TITLE

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This deed shall be exempt from transfer tax under the 35 ILCS 200/31-45(1) government instrumentality exemption.

7/13/14 *Stephen Lager*  
Date Buyer, Seller or Representative

Send tax bill to: Wells Fargo Bank, N.A.  
16550 West Bernardo Drive, Building 1  
San Diego, California 92127

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit 10.

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:  
Drew Hohensee  
1 Home Campus  
Des Moines, IA 50328  
(414) 214-9270

*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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F12050165 WELLS

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

Wells Fargo Bank, NA

Plaintiff,

vs.

William Donovan aka William J. Donovan; Joshua  
Norris; City of Chicago; Unknown Owners and  
Non-Record Claimants

Defendants.

CASE NO. 12 CH 19604  
Property Address: 11116 South Whipple  
Street, Chicago, Illinois 60655

Ehrlich Calendar 60

**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: 11116 South Whipple Street, Chicago, Illinois 60655

P.I.N.: 24-24-102-027-0000

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 10/16/2013.

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(e) 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:

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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 PERSONAM deficiency judgment against WILLIAM DONOVAN AKA WILLIAM J DONOVAN AND JOSHUA NORRIS in the sum of \$68453.96 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;

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 an Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

*WO MTM*  
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:

11116 South Whipple Street, Chicago, Illinois 60655

That the Sheriff is further ordered to evict William Donovan aka William J. Donovan; Joshua Norris, now in possession of the premises commonly known as:

11116 South Whipple Street, Chicago, Illinois 60655

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

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:

Wells Fargo  
Property Preservation Department  
Drew Hohensee  
1 Home Campus  
Des Moines, IA 50328  
codeviolations@wellsfargo.com  
414-214-9270

DATE:

*Michael T. Mullan*

ENTER:

FEB 16 2014

Circuit Court -- 2084

FREEDMAN ANSELMO LINDBERG LLC  
1771 W. Diehl Rd., Ste 150  
Naperville, IL 60563-4947  
630-453-6960 866-402-8661  
630-428-4620 (fax)  
Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,  
Peoria 1794, Winnebago 3802, IL 03126232

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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 7/13/16

Signature: Stephne Lazarz Grantor or Agent

Stephne Lazarz  
Legal Assistant  
Anselmo Lindberg Oliver LLC



Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 13 day of July, 2016

Notary Public Connie R O Ewing

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: Stephne Lazarz Grantee or Agent

Stephne Lazarz  
Legal Assistant  
Anselmo Lindberg Oliver LLC



Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 13 day of July, 2016

Notary Public Connie R O Ewing