

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 1621844040 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2016 12:53 PM Pg: 1 of 6

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on January 22, 2015, in Case No. 13 CH 025587, entitled FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. STEVE HERMAN, et al, and pursuant to which the

premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on April 11, 2016, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**PARCEL 1: THAT PART OF LOT 16 IN ACORN GLEN, BEING A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE DUE EAST, ALONG THE NORTH LINE OF SAID LOT 16, 6.40 FEET; THENCE DUE SOUTH 14.20 FEET TO A POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH 25.47 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF 79.00 FEET; THENCE DUE NORTH 25.48 FEET; THENCE DUE WEST 79.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 2012 SQUARE FEET THEREIN. PARCEL II A PERPETUAL RIGHT AND NON-EXCLUSIVE EASEMENT IN, OVER, ALONG, ACROSS AND TO THE COMMON AREAS FOR INGRESS AND EGRESS AND USE OF THE OPEN SPACES AS CONTAINED IN DECLARATION RECORDED NOVEMBER 23, 1994 AS DOCUMENT 94992372.**

Commonly known as 10930 S. JODAN DRIVE, OAK LAWN, IL 60453

Property Index No. 24-16-308-005

Grantor has caused its name to be signed to those present by its President and CEO on this 2nd day of August, 2016.

The Judicial Sales Corporation

**BOX 70**

Codins & Associates, P.C.

By:

Nancy R. Vallone  
President and Chief Executive Officer

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## Judicial Sale Deed

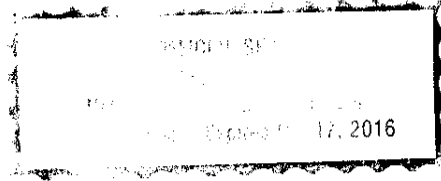
Property Address: 10930 S. JODAN DRIVE, OAK LAWN, IL. 60453

State of IL, County of COOK ss, I, Danielle Adduci, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

2nd day of August, 2016

  
\_\_\_\_\_  
Notary Public



This Deed was prepared by Angus R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph 12 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

8-3-16  
Date

  
\_\_\_\_\_  
Buyer, Seller or Representative

Michelle R. Dalledge  
ARDC # 0261500

This Deed 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, pursuant to court order in Case Number 13 CH 025587.

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
PO BOX 650043  
Dallas, TX, 75265-0043

Contact Name and Address:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION c/o James Tiegen  
Address: One South Wacker Dr. Suite 1400  
Chicago, IL 60606  
Telephone: 312-368-6200

Mail To:

M. Moses  
CODILIS & ASSOCIATES, P.C.  
Matthew Moses, ARDC #6278082  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL., 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-12-16398

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File # 14-12-16398

## 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 of Assignment of Beneficial Interest in 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 August 3, 2016

Subscribed and sworn to before me  
By the said Agent  
Date 8/3/2016  
Notary Public Sheryl Talbot

Signature: [Handwritten Signature]  
Grantor or Agent  
Michelle R. Rattledge  
# 0281560

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.

Dated August 3, 2016

Subscribed and sworn to before me  
By the said Agent  
Date 8/3/2016  
Notary Public Sheryl Talbot

Signature: [Handwritten Signature]  
Grantee or Agent  
Michelle R. Rattledge  
# 0281560

Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

**UNOFFICIAL COPY****EXHIBIT**

Calendar Number 59

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

Federal National Mortgage Association  
 PLAINTIFF

Vs.

Steve Herman; BMO Harris Bank National Association;  
 Acorn Glen Townhouse Association; Dell Financial  
 Services LLC; State Bank of Countryside; Allison  
 Herman  
 DEFENDANTS

No. 13 CH 025587

10930 S. Jodan Drive  
 Oak Lawn, IL 60453

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

This cause comes to be heard on Plaintiff's 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 and described as:

PARCEL 1: THAT PART OF LOT 16 IN ACORN GLEN, BEING A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE DUE EAST, ALONG THE NORTH LINE OF SAID LOT 16, 6.40 FEET; THENCE DUE SOUTH 14.20 FEET TO A POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH 25.47 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF 79.00 FEET; THENCE DUE NORTH 25.48 FEET; THENCE DUE WEST 79.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 2012 SQUARE FEET THEREIN.

PARCEL II A PERPETUAL RIGHT AND NON-EXCLUSIVE EASEMENT IN, OVER, ALONG, ACROSS AND TO THE COMMON AREAS FOR INGRESS AND EGRESS AND USE OF THE OPEN SPACES AS CONTAINED IN DECLARATION RECORDED NOVEMBER 23, 1994 AS DOCUMENT 94992372.

Commonly known as: 10930 S. Jodan Drive , Oak Lawn, IL 60453

Property Index Number: 24-16-308-005-0000

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

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That all notices required by 735 ILCS 5/15-1507(c) have been properly given;

That the sale was fairly and properly made;

That The Judicial Sales Corporation, hereinafter sales officer, has in every respect proceeded in accordance with the terms of this Court's Judgment and;

That the real property described herein, which is the subject matter of the instant proceedings, is a Single Family Home;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 04/13/2016;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through James Tiegen, One South Wacker Dr. Suite 1400 Chicago, IL. 60606, Phone: (312) 368-6200

That justice was done.

## IT IS THEREFORE ORDERED:

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. 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;
4. That there shall be IN PERSONAM deficiency judgment entered in the sum of \$113,464.30 with the interest thereon as by statute provided against; Steve Herman

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

## IT IS FURTHER ORDERED:

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date 30 days ( ) after entry of this order against Steve Herman; BMO Harris Bank National Association; Acorn Glen Townhouse Association; Dell Financial Services LLC; State Bank of Countryside; Allison Herman, without further Order of the Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess:

Steve Herman; Allison Herman at the subject property commonly known as:

# UNOFFICIAL COPY

10930 S. Jodan Drive  
Oak Lawn, IL 60453

30 days after entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is exempt from all transfer taxes, either state, county or local/municipal and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer or exemption stamps of any nature.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

ENTER: \_\_\_\_\_  
Judge

Judge Anna M. Loftus  
JUL 21 2016  
Circuit Court - 2102

DATED \_\_\_\_\_

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
pleadings@il.cslegal.com  
Cook #21762  
14-12-16398

**NOTE: This law firm is a debt collector.**

Property of Cook County Clerk's Office