

# UNOFFICIAL COPY



Doc#: 1622945073 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/16/2016 12:49 PM Pg: 1 of 5

## JUDICIAL SALE DEED

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 November 20, 2015, in Case No. 15 CH 12491, entitled FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED

AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, vs. GERARDO ONTIVEROS A/K/A GERARDO SEGURA, 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(e) by said grantor on July 5, 2016, does hereby grant, transfer, and convey to **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

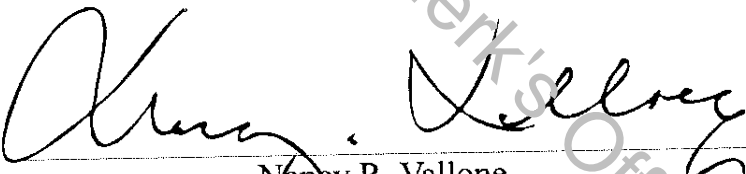
THE NORTH 34 FEET OF LOT 1 IN SENF'S FIRST ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THAT PART LYING WEST OF THE WEST LINE OF 5TH AVENUE OF THE SOUTH 1/2 (EXCEPT THE NORTH 3.38 CHAINS THEREOF) OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 1/4 ACRE IN THE NORTHWEST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.

Commonly known as 1130 N. 5TH AVE., Maywood, IL 60153

Property Index No. 15-02-304-011-0000 VOL. 153

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

By:   
Nancy R. Vallone  
President and Chief Executive Officer

S Y  
P 15  
S N  
SC Y  
MT 1D  
GG

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## Judicial Sale Deed

Property Address: 1130 N. 5TH AVE., Maywood, IL 60153

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 August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

8/16/16  
Date

[Signature]  
Buyer, Seller or Representative

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:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, by assignment

Contact Name and Address:

Contact: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST  
Address: 15480 LAGUNA CANYON RD.  
IRVINE, CA 92618  
Telephone: 877-768-3759

Mail To:

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
230 W. Monroe Street, Suite #1125  
Chicago, IL, 60606  
(312) 541-9710  
Att. No. 40342  
File No. 15-2394

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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 and hold title to real estate under the laws of the State of Illinois.

Date: 8/16/2016 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]  
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Date: 8/16/2016 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and 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 Act.]

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
("FANNIE MAE"), A CORPORATION ORGANIZED AND  
EXISTING UNDER THE LAWS OF THE UNITED STATES  
OF AMERICA,

Plaintiff,

-v.-

GERARDO ONTIVEROS A/K/A GERARDO SEGURA,  
CENIA JAIMES, MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
WILMINGTON FINANCE A DIVISION OF AIG  
FEDERAL SAVINGS BANK

Defendants

15 CH 12491

1130 N. 5TH AVE.  
Maywood, IL 60153

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:

THE NORTH 34 FEET OF LOT 1 IN SENF'S FIRST ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THAT PART LYING WEST OF THE WEST LINE OF 5TH AVENUE OF THE SOUTH 1/2 (EXCEPT THE NORTH 3.38 CHAINS THEREOF) OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 1/4 ACRE IN THE NORTHWEST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.

Commonly known as 1130 N. 5TH AVE., Maywood, IL 60153

Property Index No. 15-02-304-011-0000 VOL. 153.

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

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

That said sale was fairly and properly made;

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

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 7/17/16

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified, and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

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## Order Approving Report of Sale

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;

That there shall be an IN REM deficiency judgment entered in the sum of \$137,471.35 with interest thereon as by statute provided, against the subject property,

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

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

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

Grantee or Mortgagee: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee  
 for Premium Mortgage Acquisition Trust  
 Address: 15480 Laguna Canyon Rd.  
 Irvine, CA 92618  
 Telephone Number: (877) 768-3759

**IT IS FURTHER ORDERED:**

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 -- 1701;

That the Sheriff of Cook County is directed to evict and dispossess GERARDO ONTIVEROS A/K/A GERARDO SEGURA, and CENIA JAIMES from the premises commonly known as 1130 N. 5TH AVE., Maywood, IL, 60153

The Sheriff cannot evict until 30 days after the 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.

The Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor;

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 recording of the Deed issued hereunder without affixing any transfer stamps.

Date: \_\_\_\_\_

ENTER:

\_\_\_\_\_  
 Judge **JUL 22 2016**  
 Pamela McLean Meyerson  
 Circuit Court - 2097

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
 230 W. Monroe Street, Suite #1125  
 Chicago, IL 60606  
 (312) 541-9710  
 Email: ilpleadings@johnsonblumberg.com  
 Attorney File No. 15-2394  
 Attorney Code. 40342  
 Case Number: 15 CH 12491  
 TJSC#: 36-6579