

15050 - 11

2015-03136-PT
F15060126

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Doc#: 1623155001 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2016 09:01 AM Pg: 1 of 5

SHERIFF'S DEED

F15060126/2015-03136-PT
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 December 15, 2015 in Case No. 15 CH 11137 entitled Champion Mortgage Company v. Dan Williams Jr. aka Dan Williams, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on March 22, 2016, does hereby grant, transfer and convey to Champion Mortgage Company, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Dec ID 20160801645968
ST/CO Stamp 1-502-016-320
City Stamp 1-424-945-984

Legal: LOT 11 IN ROSELAND LAWN, A SUBDIVISION OF THE WEST 914.9 FEET OF THE SOUTH 141 FEET OF LOT 4 OF THE SUBDIVISION OF LOTS 59 AND 62 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 508 West 111th Street, Chicago, Illinois 60628
P.I.N.: 25-16-326-033-0000

Dated this 23RD 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 23 2016, 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(l) government instrumentality exemption.

6/28/14
Date

Stephen Langer
Buyer, Seller or Representative

Send tax bill to: Champion Mortgage Company
8950 Cypress Waters Boulevard
Coppell, Texas 75019

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

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.

RETURN TO PREMIER TITLE
1350 W. NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004
847-255-7100

R412

Contact Name and Address:
Casi Andrewjeski
4000 Horizon Way
Irving, Texas 75063
469-426-3610

Property of Cook County Clerk's Office

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F15060126 CPN

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

Champion Mortgage Company

Plaintiff,

vs.

Dan Williams Jr. aka Dan Williams; Secretary of Housing
and Urban Development; Unknown Owners and
Non-Record Claimants

Defendants.

CASE NO. 15 CH 11137
Property Address: 508 West 111th Street,
Chicago, Illinois 60628

Brennan Calendar 62

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

THIS CAUSE comes to be heard on Plaintiff, Champion Mortgage Company, 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: 508 West 111th Street, Chicago, Illinois 60628

P.I.N.: 25-16-326-033-0000

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 March 23, 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 REM deficiency judgment against the property in the sum of \$31257.02 and that execution issue thereof.

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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 immediately from the entry of this Order without further Order of Court, as provided in 735 ILCS 5/15-1701;

30 Days DDB 1/312

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:

508 West 111th Street, Chicago, Illinois 60628

That the Sheriff is further ordered to evict Dan Williams Jr. aka Dan Williams, now in possession of the premises commonly known as:

508 West 111th Street, Chicago, Illinois 60628

A copy of this order shall be sent via regular mail to all defendant's within seven days.

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

Casi Andrewjeski
4000 Horizon Way
Irving, Texas 75063
469-426-3610

DATE: _____

ENTER: _____

Judge Daniel Patrick Brennan

JUN 14 2016

Circuit Court 1932

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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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 6/29/16

Signature: Stephne Lazatz Grantor or Agent
Stephne Lazatz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 29 day of June, 2016
Notary Public Stefanie L Rudy



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 Lazatz Grantee or Agent
Stephne Lazatz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 29 day of June, 2016
Notary Public Stefanie L Rudy

