

UNOFFICIAL COPY

File No. 2119



JUDICIAL SALE DEED

Doc#: 1625816033 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2016 12:09 PM Pg: 1 of 5

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 March 28, 2016, in Case No. 14 CH 14572, entitled M&T BANK vs. MICHAEL L GOSA, 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 June 29, 2016, does hereby grant, transfer, and convey to **M&T BANK** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

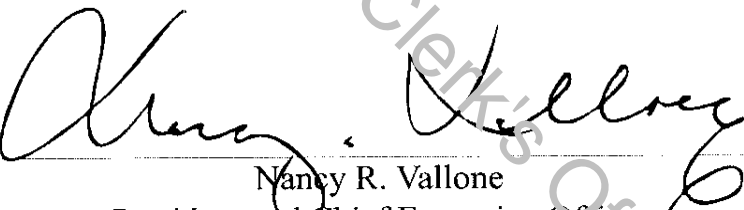
LOT 14 IN BLOCK 4 IN GOLDEN ACRES BEING A RESUBDIVISION OF THE LOTS AND VACATED STREETS AND ALLEYS IN ALL OF THE SUBDIVISION OF LOTS 8, 9 AND 10 IN LEUCHTENMEYER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 29, 1960, AS DOCUMENT NUMBER 1934610 AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED ON SEPTEMBER 16, 1960 AS DOCUMENT NUMBER 1942832, IN COOK COUNTY, ILLINOIS.

Commonly known as 14053 LYDIA AVENUE, ROBBINS, IL 60472

Property Index No. 28-02-434-014-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 1st day of September, 2016.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

S V
P 14/9/16
S N
SC X
INT

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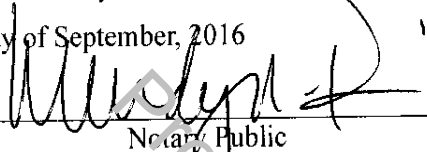
Judicial Sale Deed

Property Address: 14053 LYDIA AVENUE, ROBBINS, IL. 60472

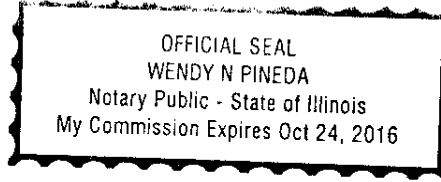
State of IL, County of COOK ss, I, Wendy N Pineda, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as 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

1st day of September, 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 _____ Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

9/19/16
Date

Ashtley...
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:

Attention: _____

Grantee: M&T BANK
Mailing Address: 1160 Wehrle Drive

Williamsville, New York 14221-7708

Telephone: _____

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476 5500
Att No. 91220
File No. 2119

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EXHIBIT

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

M&T BANK

Plaintiff,

-v.-

14 CH 14572
14053 LYDIA AVENUE
ROBBINS, IL 60472

MICHAEL L GOSA, QUINCIE M GOSA, SECRETARY OF
HOUSING AND URBAN DEVELOPMENT, UNITED
STATES OF AMERICA

Calendar #58 JUDGE SIMKO

Defendants

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION,
OF DER FINDING PERSONAL DEFICIENCY

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:

LOT 14 IN BLOCK 4 IN GOLDEN ACRES BEING A RESUBDIVISION OF THE LOTS AND VACATED STREETS AND ALLEYS IN ALL OF THE SUBDIVISION OF LOTS 8, 9, AND 10 IN LEUCHTENMEYER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 29, 1960, AS DOCUMENT NUMBER 1934610 AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED ON SEPTEMBER 16, 1960 AS DOCUMENT NUMBER 1942832, IN COOK COUNTY, ILLINOIS.

Commonly known as 14053 LYDIA AVENUE, ROBBINS, IL 60472

Property Index No. 28-02-434-014-0000.

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 occupied single family unit;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on July 1, 2016

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;

UNOFFICIAL COPY**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 a personal deficiency judgment entered in the sum of \$72,521.80 with interest thereon as by statute provided, against: MICHAEL L GOSA, QUINCIE M GOSA

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

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

That upon request by the successful bidder, M&T BANK, or assignee 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: M & T BANK
 Contact: NANCY MARICONDA
 Address: 476 CROSS POINT PKWY
 GETZVILLE, NY 14068
 Telephone Number: (716) 341-6066

IT IS FURTHER ORDERED:

That upon request by the successful bidder, M&T BANK, or assignee 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 MICHAEL L GOSA, QUINCIE M GOSA from the premises commonly known as 14053 LYDIA AVENUE, ROBLONS, IL, 60472

That 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.

That 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 recordation of the Deed issued hereunder without affixing any transfer stamps.

Date: _____

ENTER:

JUDGE DARRYL B. SIMKO

AUG 05 2016

Judge

CIRCUIT COURT - 1823

PIERCE & ASSOCIATES
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Email: pleadings@pierceservices.com
 Attorney File No. 2119
 Attorney Code. 91220
 Case Number: 14 CH 14572
 TJSC#: 36-4008

