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JUDICIAL SALE DEED

Doc#: 1626029034 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2016 11:47 AM 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 September 9, 2015, in Case No. 15 CH 07035, entitled MIDFIRST BANK vs. ODESSA PICKETT 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 **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

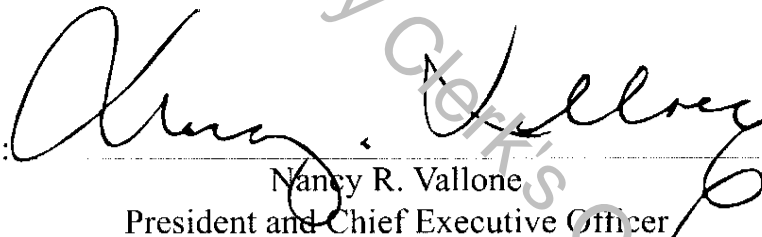
UNIT 46-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARBORETUM IN PARK FOREST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22264933, IN THE SOUTHWEST 1/4 OF SECTION 30 AND A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 309 DOGWOOD STREET, PARK FOREST, IL 60466

Property Index No. 32-31-122-002-1064

Grantor has caused its name to be signed to those present by its President and CEO on this 8th day of September, 2016.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

CCRD REVIEW 

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Judicial Sale Deed

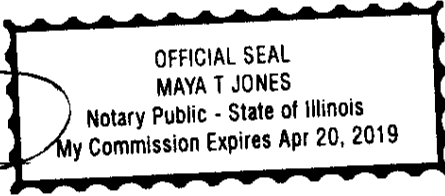
Property Address: 309 DOGWOOD STREET, PARK FOREST, IL 60466

State of IL, County of COOK ss, I, Maya T Jones, 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

8th day of September, 2016

Maya T Jones
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).

9/14/16
Date

AS [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:

Attention: _____

Grantee: BAYVIEW LOAN SERVICING, I.L.C. A DELAWARE LIMITED LIABILITY COMPANY, by assignment

Mailing Address: *4425 Ponce de Leon, 11th Floor*
Coral Gables, Florida 33416

Telephone: _____

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476 5500
Att No. 91220
File No. 254549

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EXHIBIT

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

MIDFIRST BANK

Plaintiff,

-v.-

15 CH 07035
309 DOGWOOD STREET
PARK FOREST, IL 60466

ODESSA PICKETT, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNITED STATES OF AMERICA, UNKNOWN BENEFICIARIES OF TRUST NUMBER 6384 UTA 1/26/1987, U.S. BANK NA SUCCESSOR TRUSTEE UTA 1/26/1987 KNOWN AS TRUST NUMBER 6384, ARBORETUM IN PARK FOREST CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Calendar #57 JUDGE WALKER

Defendants

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:

UNIT 46-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARBORETUM IN PARK FOREST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22264933, IN THE SOUTHWEST 1/4 OF SECTION 30 AND A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 309 DOGWOOD STREET, PARK FOREST, IL 60466

Property Index No. 32-31-122-002-1064.

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 vacant townhouse;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on July 6, 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;

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Order Approving Report of Sale

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

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 \$29,912.39 with interest thereon as by statute provided, against the subject property

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, MIDFIRST 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: PAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Contact: NANCY MARICONDA
Address: 475 CROSS POINT PKWY
GETZVILLE, NY 14068
Telephone Number: (716) 343-6006

IT IS FURTHER ORDERED:

That upon request by the successful bidder, MIDFIRST 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 dispose of ODESSA PICKETT from the premises commonly known as 309 DOGWOOD STREET, PARK FOREST, IL, 60466

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: _____

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Email: pleadings@pierceservices.com
Attorney File No. 254549
Attorney Code. 91220
Case Number: 15 CH 07035
TJSC#: 36-6658

Judge Associate Judge
Allen Price Walker
AUG 08 2016
Circuit Court – 2071