

UNOFFICIAL COPY

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 May 12, 2010, in Case No. 09 CH 008934, entitled BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs.

MICHAEL IVY, 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 May 9, 2012, does hereby grant, transfer, and convey to **BANK OF AMERICA, NA** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 21 (EXCEPT THE SOUTH 80 FEET THEREOF) IN THIRD ADDITION TO BROADVIEW ESTATES IN THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Commonly known as 1820 S. 20TH AVENUE, MAYWOOD, IL 60153


Property Index No. 15-15-304-033

Grantor has caused its name to be signed to those present by its President and CEO on this 21st day of September, 2016.

BOX 70
Codilis & Associates, P.C.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer


16274192000
Doc# 16274192000 Fee \$48.00
RHSP FEE:\$9.00RPRF FEE \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 09/30/2016 01:12 PM PG: 1 OF 6

CCRDREVIEW 

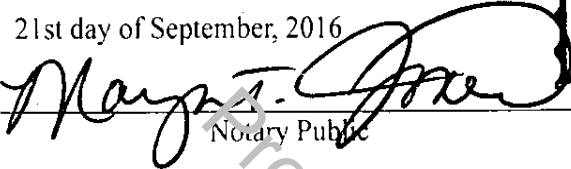
UNOFFICIAL COPY**Judicial Sale Deed**

Property Address: 1820 S. 20TH AVENUE, MAYWOOD, IL 60153

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
21st day of September, 2016

OFFICIAL SEAL
MAYA T JONES
Notary Public - State of Illinois
My Commission Expires Apr 20, 2019


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 71-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

9-23-16

Date


Buyer, Seller or Representative

Daniel Walters
ARDC# 6270792

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 09 CH 008934.

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:

BANK OF AMERICA, NA
16001 N. DALLAS PARKWAY MAIL STOP: TX08-044-03-06
Addison, TX, 75001

Contact Name and Address:

Contact: JULIE A. TRUJILLO- BANK OF AMERICA
Address: 16001 N. DALLAS PARKWAY
Addison, TX 75001
Telephone: 866-781-0026

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. 14-09-06721

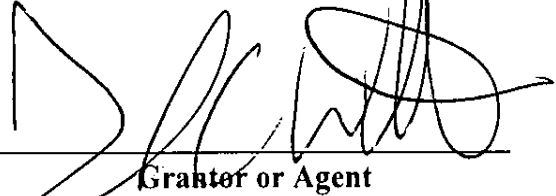
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File # 14-09-06721

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 September 23, 2016

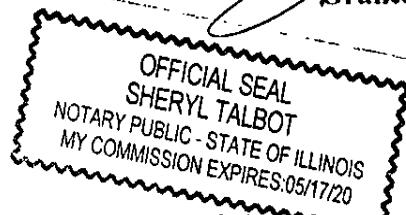
Signature: 
Grantor or Agent

Daniel Walters
ARDC# 6270792

Subscribed and sworn to before me
By the said Agent

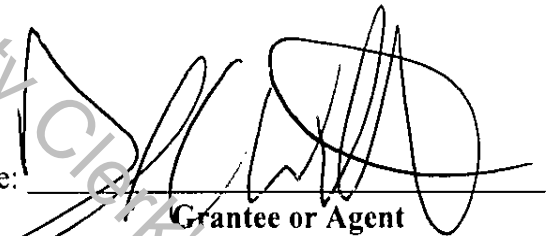
Date 9/23/2016

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

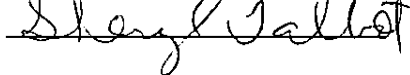
Dated September 23, 2016

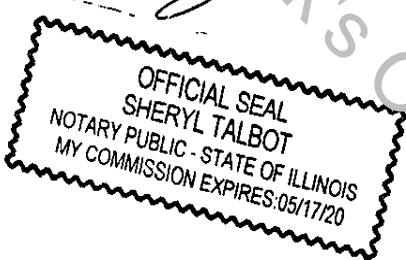
Signature: 
Grantee or Agent

Daniel Walters
ARDC# 6270792

Subscribed and sworn to before me
By the said Agent

Date 9/23/2016

Notary Public 



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.)

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EXHIBIT

Calendar Number 60

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

Bank of America, N.A., successor by merger to BAC
Home Loans Servicing, LP fka Countrywide Home Loans
Servicing, LP
PLAINTIFF

Vs.

Michael Ivy; Sandra Ivy
DEFENDANTS

Judge Jean Prendergast Rooney

JUL 17 2012

Circuit Court - 2044

No. 09 CH 008934
1820 S. 20th Avenue
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:

LOT 21 (EXCEPT THE SOUTH 80 FEET THEREOF) IN THIRD ADDITION TO BROADVIEW ESTATES IN THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1820 S. 20th Avenue, Maywood, IL 60153

Property Index Number: 15-15-304-033

Due notice of sale motions 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) 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 05/09/2012;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through:

(1)

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Pam Pounds, as Delegate for HUD
 4400 Will Rogers Parkway, Suite 300
 Oklahoma City, OK 73108
 1-877-517-4488

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 \$18,432.54 with the interest thereon as by statute provided against; Michael Ivy

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, 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:

Michael Ivy; Sandra Ivy at the subject property commonly known as:

1820 S. 20th Avenue
 Maywood, IL 60153

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.

(2)

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IT IS FURTHER ORDERED that the Deed to be issued hereunder is 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.

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

ENTER: _____

Judge

DATED: _____

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-09-06721
Cook #21762

NOTE: This law firm is deemed to be a debt collector.

Property of Cook County Clerk's Office

(3)