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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 February 25, 2016, in Case No. 13 CH 026240, entitled WELLS FARGO BANK, NA vs. PATRICIA BAKER, et al, and pursuant to which the premises hereinafter

Doc# 1628734095 Fee \$48.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/13/2016 01:33 PM Pg: 1 of 6

described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on July 18, 2016, does hereby grant, transfer, and convey to **WELLS FARGO BANK, NA** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT NUMBER 1310 IN THE ARBOR'S CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT "C" IN BUFFALO GROVE UNIT NUMBER 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 700 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT 25401557 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 1 OAK CREEK DRIVE UNIT #1310, BUFFALO GROVE, IL 60089

Property Index No. 03-04-300-028-1010

Grantor has caused its name to be signed to those present by its President and CEO on this 5th day of October, 2016.

BOX 70

Codilis & Associates, P.C.

The Judicial Sales Corporation

By: _____

Nancy R. Vallone

President and Chief Executive Officer

BN

No Buffalo Grove Exemption - see attached order 3/4

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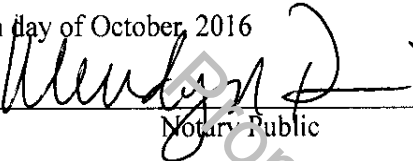
Judicial Sale Deed

Property Address: 1 OAK CREEK DRIVE UNIT #1310, BUFFALO GROVE, IL 60089

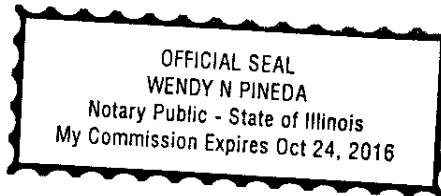
State of IL, County of COOK ss, I, Wendy N Pineda, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as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

5th day of October, 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 C Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

10/7/16

Date



Buyer, Seller or Representative

Robert Spickerman
ARDC# 6298715

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 13 CH 026240.

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:

WELLS FARGO BANK, NA
3476 STATEVIEW BLVD
Ft. Mill, SC, 29715

Contact Name and Address:

Contact: Drew Hohensee
Address: 1 Home Campus
Des Moines, IA 50328
Telephone: 414-214-9270
Email: codeviolations@wellsfargo.com

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. 14-13-30517

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File # 14-13-30517

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 October 7, 2016

Signature: _____

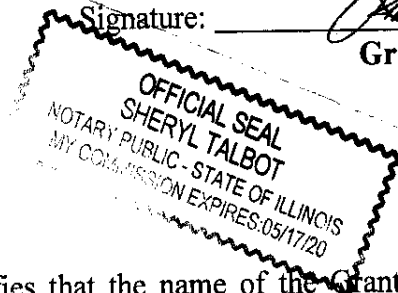
Grantor or Agent

Subscribed and sworn to before me

By the said Agent

Date 10/7/2016

Notary Public *Sheryl Talbot*



Robert Spickerman
RNDG# 0298715

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 October 7, 2016

Signature: _____

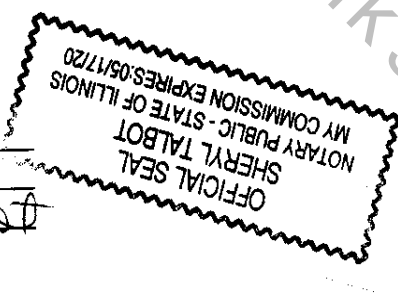
Grantee or Agent

Subscribed and sworn to before me

By the said Agent

Date 10/7/2016

Notary Public *Sheryl Talbot*



Robert Spickerman
RNDG# 0298715

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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Calendar Number 62

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

Wells Fargo Bank, NA
PLAINTIFF

Vs.

Patricia Baker; Springleaf Financial Services of Illinois,
Inc.; The Arbors of Buffalo Grove Condominium
Association; Unknown Owners and Nonrecord Claimants
DEFENDANTS

No. 13 CH 026240

1 Oak Creek Drive Unit #1310
Buffalo Grove, IL 60089

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 NUMBER 1310 IN THE ARBORS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT "C" IN BUFFALO GROVE UNIT NUMBER 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 700 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT 25401557 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1 Oak Creek Drive Unit #1310, Buffalo Grove, IL 60089

Property Index Number: 03-04-300-028-1010

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;

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That the real property described herein, which is the subject matter of the instant proceedings, is a Condo/Townhouse;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 07/15/2016;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Drew Hohensee, 1 Home Campus, Des Moines, IA 50328, 414-214-9270

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 an IN REM deficiency Judgment entered in the sum of \$64,850.09 with interest thereon by statute provided, against the subject property;
5. That any 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 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 against Patricia Baker; Springleaf Financial Services of Illinois, Inc.; The Arbors of Buffalo Grove Condominium Association, 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:

Patricia Baker at the subject property commonly known as:

1 Oak Creek Drive Unit #1310
Buffalo Grove, IL 60089

30 days after entry of this order.

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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.*

IT IS FURTHER ORDERED that the Deed to be issued hereunder is exempt from all transfer taxes, either state, county or local/municipal and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer or exemption stamps of any nature.

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
pleadings@il.cslegal.com
Cook #21762
14-13-30517

NOTE: This law firm is a debt collector.

Judge Daniel Patrick Brennan
SEP 28 2016
Circuit Court 1932

Property of Cook County Clerk's Office