

# 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 18, 2016, in Case No. 13 CH 00024, entitled FEDERAL NATIONAL MORTGAGE ASSOCIATION, vs. EMIL STRANDQUIST, 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 August 29, 2016, does hereby grant, transfer, and convey to **U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT ONE (1), IN OAK RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 6, 7 AND 8 IN THE SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID OAK RIDGE SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 19, 1960, AS DOCUMENT NUMBER 1904921.

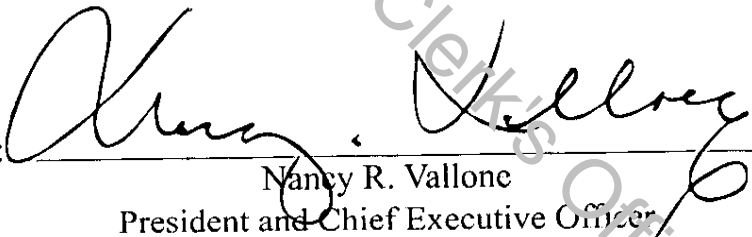
Commonly known as 4536 W. 101ST PLACE, Oak Lawn, IL 60453

Property Index No. 24-10-307-013-0000

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

The Judicial Sales Corporation

By:

  
Nancy R. Vallone  
President and Chief Executive Officer



\*1630244034D\*

Doc# 1630244034 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/28/2016 12:24 PM PG: 1 OF 5

REC'D  
JCDREVEN 

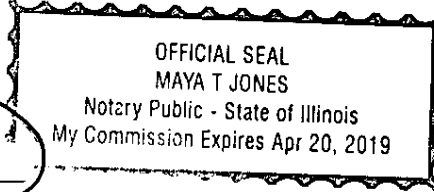
# UNOFFICIAL COPY

## Judicial Sale Deed

Property Address: 4536 W. 101ST PLACE, Oak Lawn, IL 60453

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 October, 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).

*10/21/16* \_\_\_\_\_  
Date 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:  
U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, by assignment

Contact Name and Address:

Contact: CALIBER HOME LOANS  
Address: 13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134-2500  
Telephone: \_\_\_\_\_

Mail To:

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
230 W. Monroe Street, Suite #1125  
Chicago, IL, 60606  
(312) 541 9710  
Att No. 40342  
File No. 12-3307

# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois.

Date: 10/28/16 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .

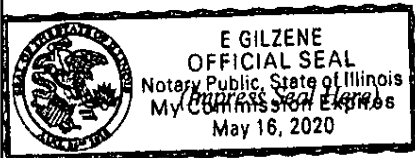


[Signature]  
Notary Public

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

Date: 10/28/16 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and 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 Act.]

**UNOFFICIAL COPY**

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION,

Plaintiff,

-v.-

EMIL STRANDQUIST, CHRISTINE S. STRANDQUIST,  
 HOUSEHOLD FINANCIAL CORPORATION III, UNITED  
 STATES OF AMERICA, DELL FINANCIAL SERVICES,  
 LLC

Defendants

**EXHIBIT**

13 CH 00024

4536 W. 101ST PLACE  
 Oak Lawn, IL 60453

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 ONE (1), IN OAK RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 6, 7 AND 8 IN THE SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID OAK RIDGE SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 19, 1960, AS DOCUMENT NUMBER 1904521.

Commonly known as 4536 W. 101ST PLACE, Oak Lawn, IL 60453

Property Index No. 24-10-307-013-0000.

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 single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 9/7/16

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;

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;

# UNOFFICIAL COPY

## Order Approving Report of Sale

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, including any insurers, investors, and agents of Plaintiff 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: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust  
 Contact: Keith D. Hayes  
 Foreclosure Specialist  
 Address: 205 W. 4th St., 5th floor  
 Cincinnati, OH 45202  
 Telephone Number: (513) 639-6388

**IT IS FURTHER ORDERED:**

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff 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 EMIL STRANDQUIST, and CHRISTINE S. STRANDQUIST from the premises commonly known as 4536 W. 101ST PLACE, Oak Lawn, IL, 60453

The Sheriff cannot evict until 30 days after the entry of his 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.

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 Daniel Patrick Brennan  
OCT 19 2015

Circuit Court 1932

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
 230 W. Monroe Street, Suite #1125  
 Chicago, IL 60606  
 (312) 541-9710  
 Email: ilpleadings@johnsonblumberg.com  
 Attorney File No. 12-3307  
 Attorney Code. 40342  
 Case Number: 13 CH 00024  
 TJSC#: 36-6621