

# UNOFFICIAL COPY

2016-04798 F F14110623FT

## 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 17, 2016, in Case No. 11 CH 39583, entitled THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE

CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-13 vs. DONNA M. HOWARD, 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 18, 2016, does hereby grant, transfer, and convey to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-13** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 4 IN CRAWFORD COURT, A RESUBDIVISION OF THE WEST 125 FEET OF LOT 46 IN WEIGEL AND KILGALLEN'S CRAWFORD GARDENS UNIT NO. 1, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

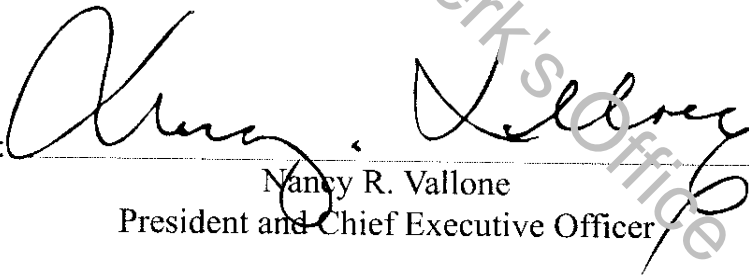
Commonly known as 9127 SOUTH KOMENSKY, Oak Lawn, IL 60453

Property Index No. 24-03-407-007-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 10th day of October, 2016.

The Judicial Sales Corporation

By:

  
Nancy R. Vallone  
President and Chief Executive Officer



Doc# 1630649190 Fee \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/01/2016 02:08 PM Pg: 1 of 6

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## Judicial Sale Deed

Property Address: 9127 SOUTH KOMENSKY, 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

10th 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 1, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

*10/18/16*  
Date

*Stephen Gajda*  
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

**No City/Village Municipal Exempt Stamp or Fee required per the attached Certified Court Order Approving Sale marked Exhibit A.**

Grantee's Name and Address and mail tax bills to:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-17  
*8742 Lucent Blvd. Ste 300  
Highlands Ranch, CO 80129*

Contact Name and Address:

Contact:

*SAM REO*

Address:

8742 LUCENT BLVD., SUITE 300  
HIGHLANDS RANCH, CO 60129

Telephone:

*(800) 315-4157*

PREMIER TITLE  
9127 SOUTH KOMENSKY BLVD., SUITE 106  
OAK BROOK, IL 60521  
530-571-2111

Mail To:

ANSELMO LINDBERG OLIVER LLC  
1771 W. Diehl Road, Suite 150  
NAPERVILLE, IL, 60563  
(630) 453 6960  
Att No. 26122  
File No. F14110623

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## IN THE CIRCUIT COURT OF COOK COUNTY COUNTY DEPARTMENT, CHANCERY DIVISION

The Bank of New York Mellon FKA The Bank of  
New York, as Trustee for the Certificateholders of  
the CWABS, Inc., Asset-Backed Certificates, Series  
2006-13

Plaintiff,

vs.

Donna M. Howard; Unknown Owners and  
Non-Record Claimants

Defendants.

CASE NO. 11CH39583  
Property Address: 9127 South Komensky,  
Oak Lawn, Illinois 60453

Otto Calendar 61

### ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION

THIS CAUSE comes to be heard on Plaintiff, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13, 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 described as:

SEE ATTACHED

Common Address: 9127 South Komensky, Oak Lawn, Illinois 60453

P.I.N.: 24-03-407-007-0000

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

The real property was last inspected by movant, its insurers, investors, or agent on August 24, 2016.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution are hereby approved, ratified and confirmed;

That the Plaintiff have and recover an IN PERSONAM deficiency judgment against Donna M. Howard in the sum of \$311,682.86 and that execution issue therefore;

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;

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A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509;

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamps, 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. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

That 735 ILCS 5-9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

The Sheriff of Cook County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:

9127 South Komensky, Oak Lawn, Illinois 60453


That the Sheriff is further ordered to evict Donna M. Howard, now in possession of the premises commonly known as:

9127 South Komensky, Oak Lawn, Illinois 60453

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

That the Municipality or County may contact the below with concerns about the real property:

Sam REO  
8742 Lucent Boulevard  
Highland Ranch, CO 80129  
800-315-4757

DATE: \_\_\_\_\_ Judge Michael F. Otto  
ENTER:  OCT 06 2016  
Circuit Court - 2065

ANSELMO LINDBERG OLIVER LLC  
1771 W. Diehl Rd., Ste 120  
Naperville, IL 60563-4947  
630-453-6960 | 866-402-8661 | 630-428-4620 (fax)  
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,  
Peoria 1794, Winnebago 3802, IL 03126232  
foreclosure@ALOLawGroup.com


**THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR.**

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Property of Cook County Clerk's Office

I hereby certify that the document to which this  
certification is affixed is a true copy.

**DOROTHY BROWN** OCT 26 2016  
Date *Dorothy Brown*  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



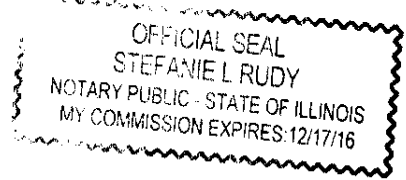
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## STATEMENT BY GRANTOR AND GRANTEE

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

Dated 10/28/16  
Signature: [Signature] **Grantor or Agent**  
Stephne Lazarz  
Legal Assistant  
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 28, day of Oct, 2016  
Notary Public [Signature]



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.

Signature: [Signature] **Grantee or Agent**  
Stephne Lazarz  
Legal Assistant  
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 28, day of Oct, 2016  
Notary Public [Signature]

