

160191

# UNOFFICIAL COPY

## SHERIFF'S DEED

2015-05812-CH FIS 120159

THE GRANTOR, **SHERIFF OF COOK COUNTY, ILLINOIS**, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois on July 5, 2016 in Case No. 16 CH 2667 entitled Champion Mortgage Company v. Unknown Successor Trustees under the Rosemary Schmaltz Trust dated March 19, 1994, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on September 12, 2016, does hereby grant, transfer and convey to Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1) by U.S. Bank National Association as Co-Trustee, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Legal: LOT 1 OF SCHMALTZ'S RESUBDIVISION OF LOT 73 IN MICHAEL SUBDIVISION, A RESUBDIVISION OF LOT 74 (EXCEPT THE SOUTH 160 FEET AND THE SOUTH 80 FEET OF LOT 75) IN CICERO AVENUE ACRES, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON A PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 94547102 IN COOK COUNTY, ILLINOIS.

Common Address: 11668 South La Porte, Alsip, Illinois 60803

P.I.N.: 24-21-412-020-0000

Dated this \_\_\_\_\_ day of **NOV 02 2016**, 20\_\_.

(SEAL)

State of Illinois )  
 County of Cook ) ss

*Joshua Thomas*  
 #11024  
 Cook County, Illinois



Doc# 1631949340 Fee \$48.00  
 RHSP FEE: \$9.00 RPRF FEE: \$1.00  
 AFFIDAVIT FEE: \$2.00  
 KAREN A. YARBROUGH  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 11/14/2016 03:44 PM PG: 1 OF 6

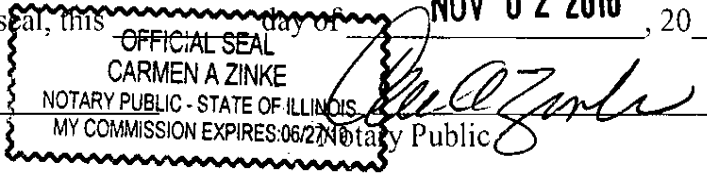
PREMIER TITLE

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Thomas personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

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Given under my hand and official seal, this NOV 02 2016 day of \_\_\_\_\_, 20\_\_.

Commission expires \_\_\_\_\_



This deed shall be exempt from transfer tax under the 35 ILCS 200/31-45(l) government instrumentality exemption.

11/8/16  
Date Stephen Lagan  
Buyer, Seller or Representative

Send tax bill to: Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1) by U.S. Bank National Association as Co-Trustee  
8950 Cypress Waters Boulevard  
Coppell, Texas 75019

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit A.

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60563

Return to: Anselmo Lindberg Oliver LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

R412

Contact Name and Address:  
Casi Andrewjeski  
4000 Horizon Way  
Irving, Texas 75063  
469-426-3610

PREMIER TITLE  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

*Diaper for Cook County Clerk's Office*

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F15120459 CPN

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

Champion Mortgage Company ]

Plaintiff, ]

vs. ]

Rosemary Schmaltz Trust dated March 19, 1994; ]  
Unknown Successor Trustees under the Rosemary ]  
Schmaltz Trust dated March 19, 1994; Secretary of ]  
Housing and Urban Development; Unknown ]  
Beneficiaries of the Rosemary Schmaltz Trust dated ]  
March 19, 1994; Unknown Owners and Non-Record ]  
Claimants ]

Defendants.

CASE NO. 16 CH 2667

Property Address: 11668 South La Porte,  
Alsip, Illinois 60803

Simko Calendar 58

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

THIS CAUSE comes to be heard on Plaintiff, Champion Mortgage Company, 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: 11668 South La Porte, Alsip, Illinois 60803

P.I.N.: 24-21-412-020-0000

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 September 13, 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 REM deficiency judgment against the property in the sum of \$113290.13 and that execution issue thereof.

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- 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;

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:

11668 South La Porte, Alsip, Illinois 60803

That the Sheriff is further ordered to evict Rosemary Schmaltz Trust dated March 19, 1994; Unknown Successor Trustees under the Rosemary Schmaltz Trust dated March 19, 1994; Unknown Beneficiaries of the Rosemary Schmaltz Trust dated March 19, 1994, now in possession of the premises commonly known as:

11668 South La Porte, Alsip, Illinois 60803

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:

Casi Andrewjeski  
4000 Horizon Way  
Irving, Texas 75063  
469-426-3610

JUDGE DARRYL B. SIMKO

OCT 14 2016

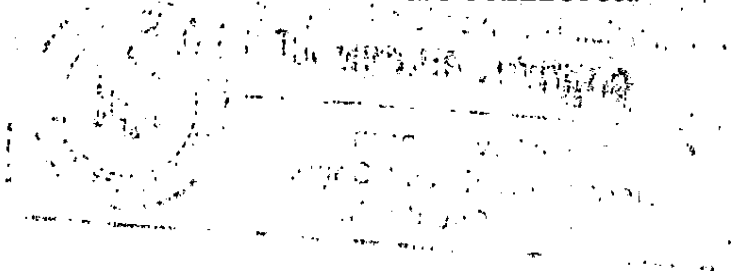
CLERK OF COURT - 1823

DATE: 10/14/16

ENTER: [Signature]

ANSELMO LINDBERG OLIVER LLC  
1771 W. Dichl 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.

Date **DOROTHY BROWN** OCT 3 12006

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



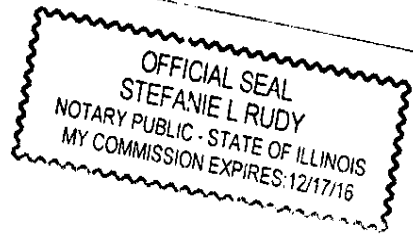
# UNOFFICIAL COPY

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

Dated 11/9/16  
Signature: [Signature] **Grantor or Agent**  
Stephne Lazarz  
Legal Assistant  
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 9 day of NOV, 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 9 day of NOV, 2016  
Notary Public [Signature]

