

UNOFFICIAL COPY

140158

SHERIFF'S DEED

2016-00013-FM F15120258

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 June 28, 2016 in Case No. 16 CH 1939 entitled PNC Bank, National Association v. Lawrence G.

Stolarek aka Lawrence Stolarek, et al., and pursuant to which the mortgage real estate hereinafter described was sold at public sale by said Grantor on August 30, 2016, does hereby grant, transfer and convey to Federal Home Loan Mortgage Corporation, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



\*1631949341\*

Doc# 1631949341 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 03:45 PM PG: 1 OF 6

PREMIER TITLE

Legal: UNIT NO. 4A2 IN CLARA CONDOMINIUM UNIT NO. 4, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 25 (EXCEPT THE NORTH 17 FEET AND EXCEPT THE SOUTH 33 FEET THEREOF) IN BRAYTON FARMS NO. 3, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26 (EXCEPT THE WEST 80 ACRES THEREOF), TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 25 AFORESAID 333.34 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID; THENCE SOUTHERLY ALONG SAID EAST LINE, 104.66 FEET; THENCE NORTHWESTERLY TO A POINT. SAID POINT BEING 429.34 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID AND 70 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 25 AFORESAID, BOTH MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID LOT 25, 12.00 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID; 70.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID LOT 25; THENCE NORTH ALONG SAID WEST LINE 108.00 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH 17 FEET AFORESAID, 161.444 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FORD CITY BANK, AS TRUSTEE UNDER TRUST NO. 512, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22550990, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address: 11939 South Lawndale Avenue Unit 4A2, Alsip, Illinois 60803

P.I.N.: 24-26-102-078-1002

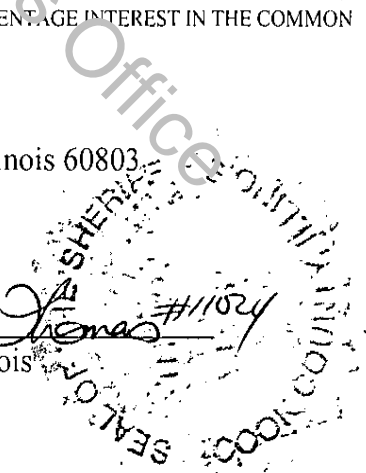
Dated this NOV 03 2016 day of , 20

(SEAL)

Joshua Thomas #11024 Cook County, Illinois

State of Illinois )
County of Cook ) ss

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

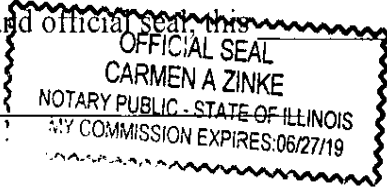


# UNOFFICIAL COPY

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.

Given under my hand and official seal, this NOV 03 2016 day of            20          .

Commission expires           



*[Signature]*  
Notary Public

This deed shall be exempt from transfer tax as a transfer to holder of the mortgage pursuant to foreclosure proceeding, 35 ILCS 200/31-45(L).

11/8/16 *[Signature]*  
Date Buyer, Seller or Representative

Send tax bill to: Federal Home Loan Mortgage Corporation  
222 Delaware Avenue  
Wilmington, Delaware 19899

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:  
Mendy Wright  
3232 Newmark Drive  
Miamisburg, OH 45342  
937-910-4811

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

*[Watermark: Cook County Clerk's Office]*

F15120258 PNC

**UNOFFICIAL COPY**  
IN THE CIRCUIT COURT OF COOK COUNTY  
COUNTY DEPARTMENT, CHANCERY DIVISION

PNC Bank, National Association

Plaintiff,

vs.

Lawrence G. Stolarek aka Lawrence Stolarek; Capital  
One Bank (USA), N.A.; Clara Condominiums Unit No. 4  
Condominium Association; Unknown Owners and  
Non-Record Claimants

Defendants.

CASE NO. 16 CH 1939  
Property Address: 11939 South Lawndale  
Avenue Unit 4A2, Alsip, Illinois 60803

Senechalle Calendar 64

8030  
9420

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

THIS CAUSE comes to be heard on Plaintiff, PNC Bank, National Association, 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: 11939 South Lawndale Avenue Unit 4A2, Alsip, Illinois 60803

P.I.N.: 24-26-102-078-1002

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 2, 2016.

The real property that is the subject matter of the instant proceeding is a Condominium.

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 \$51892.04 and that execution issue thereof.

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**

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;

That the Clara Condominiums Unit No. 4 Condominium Association is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriff's sale pursuant to 765 ILCS 605/9(g)(3), and the Association shall modify its records accordingly. In the event of any resale of property, any statements of any liens, including a statement of the assessments, late charges, fines, or administrative/management fees and other charges due and owing as authorized and limited by the provisions of Section 9 of the Condominium Property Act or the condominium instruments, will not include any pre-foreclosure assessments and will show a \$0 balance as of the date of the first day of the month following the sheriff's/judicial sale.

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:

11939 South Lawndale Avenue Unit 4A2, Alsip, Illinois 60803

That the Sheriff is further ordered to evict Lawrence C. Stolarek aka Lawrence Stolarek; Clara Condominiums Unit No. 4 Condominium Association, now in possession of the premises commonly known as:

11939 South Lawndale Avenue Unit 4A2, 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:

PNC Mortgage  
Mendy Wright  
3232 Newmark Drive  
Miamisburg, OH 45342  
937-910-4811

DATE: \_\_\_\_\_

ENTER: \_\_\_\_\_

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,  
Pcoria 1794, Winnebago 3802, IL 03126232  
foreclosure@ALOLawGroup.com

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

**ENTERED**  
Judge Robert Senechalle-1915  
**OCT 19 2016**  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK


# UNOFFICIAL COPY

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 31 2016

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



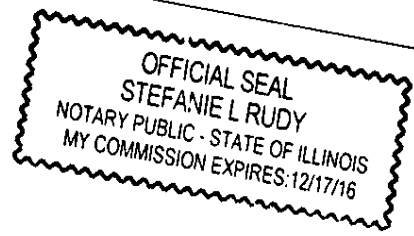
# UNOFFICIAL COPY

## 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 11/11/16  
Signature: Stephne Lazarz **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 Stefanie L Rudy



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: Stephne Lazarz **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 Stefanie L Rudy

