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F11030634 | 2011-02329-PT



SHERIFF'S DEED

Doc# 1635155200 Fee \$46.00

PHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

CARMEN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/16/2016 02:31 PM PG: 1 OF 5

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 December 12, 2012 in Case No. 12 CH 31823 entitled Wells Fargo Bank, NA v. Orbelin Cortez, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on April 17, 2013, does hereby grant, transfer and convey to Wells Fargo Bank, N.A., the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Legal: LOT 36 IN BLOCK 15 IN COBE AND MCKINNON'S SIXTY-THIRD STREET AND KEDZIE AVENUE SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6213 South Albany Avenue, Chicago, Illinois 60629

P.I.N.: 19-13-326-005-0000

Dated this NOV 21 2016 day of

(SEAL)

Joshua Thomas #11024 Cook County, Illinois

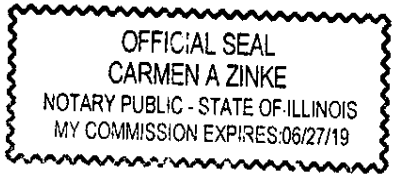
State of Illinois)
County of Cook) ss

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 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 21 2016 day of

Commission expires

Notary Public signature

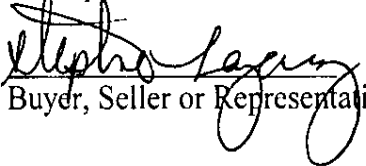


PREMIER TITLE

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

12/8/16 
Date Buyer, Seller or Representative

Send tax bill to: Wells Fargo Bank, N.A.
P6053-022
18700 NW Walker Road #512
Beaverton, Oregon 97006

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit 1.

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:
Drew Hohensee
1 Home Campus
Des Moines, IA 50328
(414) 214-9270

MAIL TO:

PREMIER TITLE
1350 W. NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004
847-256-7100

| | | |
|---|----------|-------------|
| REAL ESTATE TRANSFER TAX | | 16-Dec-2016 |
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 |
| 19-13-326-005-0000 20161201693250 1-990-793-408 | | |
| * Total does not include any applicable penalty or interest due. | | |

| | | |
|---|-----------|-------------|
| REAL ESTATE TRANSFER TAX | | 16-Dec-2016 |
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 19-13-326-005-0000 20161201693250 2-118-785-216 | | |

PREMIER TITLE
1000 JORIE BLVD. SUITE 136
OAK BROOK, IL 60521
630-571-2111

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F11030634 WELLS

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

Wells Fargo Bank, NA

Plaintiff,

vs.

Orbelin Cortez; Mirella Serrano; Pedro Jacinto;
Martha Jacinto; Unknown Owners and Non-Record
Claimants

Defendants.

CASE NO. 12 CH 31823
Property Address: 6213 South Albany
Avenue, Chicago, Illinois 60629

Senechalle Calendar 64

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

THIS CAUSE comes to be heard on Plaintiff, Wells Fargo Bank, NA, " 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: 6213 South Albany Avenue, Chicago, Illinois 60629

P.I.N.: 19-13-326-005-0000

Due notice of said " 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 4/19/2013;

The real property that is the subject matter of the instant proceeding is a multi-unit 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 proceeds of the sale be distributed in accordance with the Report of Sale and Distribution, and a proceeds check may be issued to Wells Fargo Home Mortgage, the current Loan Servicer named in the Complaint to Foreclose a Mortgage;

That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$107689.63 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

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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, 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.

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~~ ⁴⁵ 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:

6213 South Albany Avenue, Chicago, Illinois 60629

That the Sheriff is further ordered to evict Orbelin Cortez; Mirella Serrano; Pedro Jacinto; Martha Jacinto, now in possession of the premises commonly known as:

6213 South Albany Avenue, Chicago, Illinois 60629

That there be no just cause for delay in the enforcement of or appeal from this Order.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

That the Municipality or County may contact the below with concerns about the deed process.

Wells Fargo, Property Preservation Department, Drew Hohensee, Home Campus
Des Moines, IA 50328, codeviolations@wellsfargo.com, 414-214-9270

DATE: _____

ENTERED: _____

ENTERED
 Judge Robert Senechalle-1915
 MAY 29 2013
 DOROTHY BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK

[Signature]
 Judge

ENTERED
 Judge Robert Senechalle-1915
 FEB 29 2013
 DOROTHY BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK

FREEDMAN ANSELMO LINDBERG LLC
 1807 W. Diehl Rd., Ste 333
 Naperville, IL 60563
 630-453-6960 866-402-8661
 630-428-4620 (fax)
 Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,
 Peoria 1794, Winnebago 3802, IL 03126232
 Louis Freedman- 3126164, Thomas Anselmo- 3125949, Steven Lindberg- 3126232,
 Doug Oliver - 6273607, Clay A. Mosberg- 1972316, Karl V. Meyer- 6220397, Bryan D. Hughes- 6300070,
 Ann W. Lopez- 6190037, Jonathan Nussgart- 6211908, William B. Kalbac- 6301771,
 G. Stephen Caravajal, Jr. - 6284718, Christopher Iaria- 6301746, Christopher Weldon- 6287653,
 Michael Anselmo- 6307649, Teena Thomas- 6304145, Molly Glanz- 6307821, Colin Winters- 6297980,
 John A. Blatt- 6301494, Nisha B. Parikh- 6298613, Jinsun Koli- 6307935

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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 12/8/16

Signature: [Signature] Grantor or Agent

Stephne Lazarz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 8 day of Dec, 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 8 day of Dec, 2016
Notary Public [Signature]

