

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



\*16357190790\*

Doc# 1635719079 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2016 12:59 PM PG: 1 OF 6

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 July 10, 2014, in Case No. 13 CH 027348, entitled WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST AS TRUSTEE FOR HLSS MORTGAGE

MASTER TRUST FOR THE BENEFIT OF THE HOLDERS OF THE SERIES 2014-1 CERTIFICATES ISSUED BY HLSS MORTGAGE MASTER TRUST vs. STEVEN DREXEL A/K/A STEVEN B. DREXEL, 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 October 28, 2016, does hereby grant, transfer, and convey to **WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST AS TRUSTEE FOR HLSS MORTGAGE MASTER TRUST FOR THE BENEFIT OF THE HOLDERS OF THE SERIES 2014-1 CERTIFICATES ISSUED BY HLSS MORTGAGE MASTER TRUST** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**PARCEL 1: THE NORTH 70.85 FEET (EXCEPT THE NORTH 49.10 FEET THEREOF) OF LOT 2 IN THE WOODLANDS II RESUBDIVISION OF THE WEST 357.52 FEET OF LOT 2 (EXCEPT THE NORTH 33 FEET THEREOF) IN CROSS SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT 92311258. SITUATED IN COOK COUNTY AND THE STATE OF ILLINOIS.**

Commonly known as 14419 LAMON COURT UNIT #1, MIDLOTHIAN, IL 60445

Property Index No. 28-09-201-066-0000

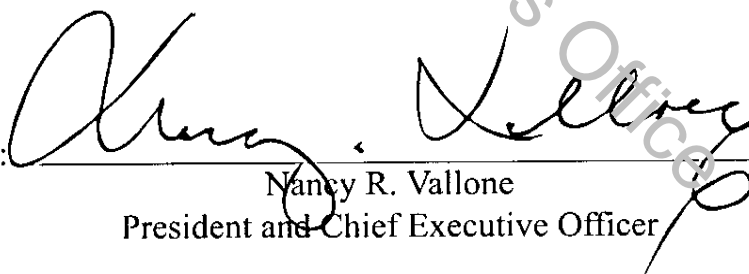
Grantor has caused its name to be signed to those present by its President and CEO on this 16th day of December, 2016.

The Judicial Sales Corporation

# BOX 70

Codilis & Associates, P.C.

By:

  
Nancy R. Vallone  
President and Chief Executive Officer

CCRD REVIEWER 

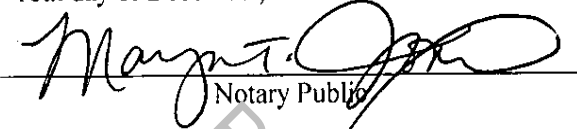
**UNOFFICIAL COPY****Judicial Sale Deed**

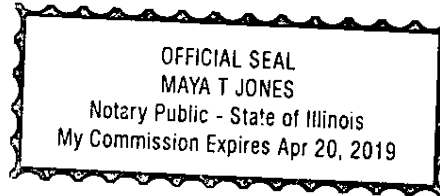
Property Address: 14419 LAMON COURT UNIT #1, MIDLOTHIAN, IL 60445

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

16th day of December, 2016

  
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 2 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

12-20-16  
Date

  
Buyer, Seller or Representative

**Michelle R. Ratledge**  
**ARDC # 6281560**

This Deed 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, pursuant to court order in Case Number 13 CH 027348.

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:

WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST AS TRUSTEE FOR HLSS MORTGAGE MASTER TRUST FOR THE BENEFIT OF THE HOLDERS OF THE SERIES 2014-1 CERTIFICATES ISSUED BY HLSS MORTGAGE MASTER TRUST  
P.O. BOX 24737  
West Palm Beach, FL, 33416-4737

Contact Name and Address:

Contact: SHARON ROBINSON - OCWEN LOAN SERVICING, LLC  
Address: PO BOX 785061  
ORLANDO, FL 32878-5061  
Telephone: 800-390-4656  
Email: Property.Preservation@ocwenl.com

Mail To:

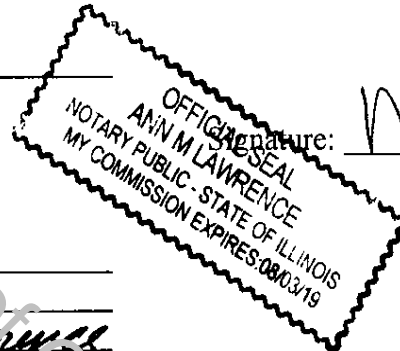
M. Moses  
CODILIS & ASSOCIATES, P.C.  
Matthew Moses, ARDC #6278082  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794 5300  
Att No. 21762  
File No. 14-14-22744

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File # 14-14-22744

**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 of Assignment of Beneficial Interest in 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 December 20, 2016

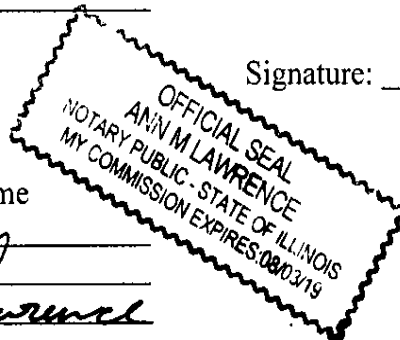
Signature: Michelle R. Ratledge  
 Grantor or Agent

Subscribed and sworn to before me

By the said AgentDate 12/20/2016Notary Public Ann M. Lawrence

Michelle R. Ratledge  
 ARDC # 6281560

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.

Dated December 20, 2016Signature: Michelle R. Ratledge

Grantee or Agent

Subscribed and sworn to before me

By the said AgentDate 12/20/2016Notary Public Ann M. Lawrence

Michelle R. Ratledge  
 ARDC # 6281560

Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of 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 Tax Act.)

**UNOFFICIAL COPY****EXHIBIT**

Calendar Number 64

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

Wilmington Savings Fund Society, FSB DBA Christiana  
Trust as Trustee for HLSS Mortgage Master Trust for the  
benefit of the holders of the Series 2014-1 Certificates  
issued by HLSS Mortgage Master Trust  
**PLAINTIFF**

No. 13 CH 027348

Vs.

Steven Drexel A/K/A Steven B. Drexel; The Woodlands  
II Townhomes Association  
**DEFENDANTS**

14419 Lamon Court Unit #1  
Midlothian, IL 60445

**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:

**PARCEL 1: THE NORTH 70.85 FEET (EXCEPT THE NORTH 49.10 FEET THEREOF) OF LOT 2 IN THE WOODLANDS II RESUBDIVISION OF THE WEST 357.52 FEET OF LOT 3 (EXCEPT THE NORTH 33 FEET THEREOF) IN CROSS SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT 92311258. SITUATED IN COOK COUNTY AND THE STATE OF ILLINOIS.**

Commonly known as: 14419 Lamon Court Unit #1, Midlothian, IL 60445

Property Index Number: 28-09-201-066-0000

Due notice of sale motions 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) have been properly given;

That the sale was fairly and properly made;

That The Judicial Sales Corporation, hereinafter sales officer, has in every respect proceeded in accordance with the terms of this Court's Judgment and;

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That the real property described herein, which is the subject matter of the instant proceedings, is a Condo/Townhouse;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 10/20/2016;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Sharon Robinson, PO Box 785061  
Orlando, FL 32878-5061, 800-390-4656

That justice was done.

## IT IS THEREFORE ORDERED:

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. 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;
4. That there shall be an IN REM deficiency Judgment entered in the sum of \$113,895.34 with interest thereon by statute provided, against the subject property;
5. That any 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 holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

## IT IS FURTHER ORDERED:

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date 30 days ( 20 ) after entry of this order against Steven Drexel A/K/A Steven B. Drexel; The Woodlands II Townhomes Association, without further Order of the Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess:

Steven Drexel A/K/A Steven B. Drexel; at the subject property commonly known as:

14419 Lamon Court Unit #1  
Midlothian, IL 60445

30 days after entry of this order.

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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.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is exempt from all transfer taxes, either state, county or local/municipal and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer or exemption stamps of any nature.

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

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

DATED: \_\_\_\_\_

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
pleadings@il.cslegal.com  
Cook #21762  
14-14-22744

**NOTE: This law firm is a debt collector.**

