



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 August 5, 2015, in Case No. 13 CH 11794, entitled FEDERAL NATIONAL MORTGAGE ASSOCIATION vs.

Doc# 1702545084 Fee \$48.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 01/25/2017 02:52 PM PG: 1 OF 6

CHRISTINE RAMIREZ A/K/A CHRISTINE M RAMIREZ A/K/A CHRISTINE HATTAM A/K/A CHRISTINE M HATTAM, 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 September 9, 2016, does hereby grant, transfer, and convey to **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

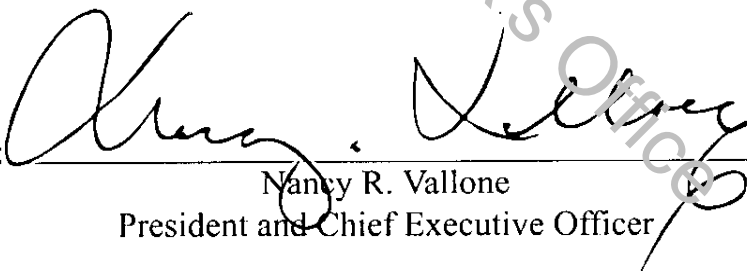
UNIT NUMBER 403 AS DELINEATED ON SURVEY OF THE PROPERTY, SAID PROPERTY BEING THAT PART OF LOTS 2, 3, 4, 5, AND 6 IN BLOCK 6 IN RIVER ADDITION TO DES PLAINES IN SECTIONS 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT B TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 61107, RECORDED AS DOCUMENT NO. 22653135 TOGETHER WITH AN UNDIVIDED 1.82486 PERCENT INTEREST IN SAID PROPERTY (EXCEPTING THEREFROM ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED IN SAID DECLARATION AND DELINEATED IN SAID SURVEY) IN COOK COUNTY, ILLINOIS.

Commonly known as 960 SOUTH RIVER ROAD UNIT 403, DES PLAINES, IL 60016

Property Index No. 09-21-100-026-1031

Grantor has caused its name to be signed to those present by its President and CEO on this 23rd day of January, 2017.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

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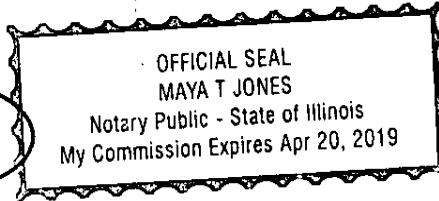
Judicial Sale Deed

Property Address: 960 SOUTH RIVER ROAD UNIT 403, DES PLAINES, IL 60016

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
23rd day of January, 2017

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

1/23/17
Date

Ana Marcial
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

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

Attention: Rushmore Loan Management Services

Grantee: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST, by assignment

Mailing Address: 15480 LAGUNA CANYON RD
IRVINE, CA 92618-2114

Telephone: _____

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476 5500
Att No. 60489
File No. 11187

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Plaintiff,

-v.-

13 CH 11794
960 SOUTH RIVER ROAD UNIT 403
DES PLAINES, IL 60016

803C
9420 #

CHRISTINE RAMIREZ A/K/A CHRISTINE M RAMIREZ
A/K/A CHRISTINE HATTAM A/K/A CHRISTINE M
HATTAM, STAN RAMIREZ A/K/A STAN M RAMIREZ,
JPMORGAN CHASE BANK, N.A., RIVER OAKS
CONDOMINIUM ASSOCIATION, COUNTRYWIDE
HOME LOANS, INC.

Calendar #59 JUDGE LOFTUS

Defendants

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:

UNIT NUMBER 403 AS DELINEATED ON SURVEY OF THE PROPERTY, SAID PROPERTY BEING THAT PART OF LOTS 2, 3, 4, 5, AND 6 IN BLOCK 6 IN RIVER ADDITION TO DES PLAINES IN SECTIONS 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 61107, RECORDED AS DOCUMENT NO. 22653135 TOGETHER WITH AN UNDIVIDED 1.82486 PERCENT INTEREST IN SAID PROPERTY (EXCEPTING THEREFROM ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED IN SAID DECLARATION AND DELINEATED IN SAID SURVEY) IN COOK COUNTY, ILLINOIS.

Commonly known as 960 SOUTH RIVER ROAD UNIT 403, DES PLAINES, IL 60016

Property Index No. 09-21-100-026-1031.

Due notice of said motion 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) were given;

That said sale was fairly and properly made;

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

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a occupied condominium;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on September 14, 2016

IT IS THEREFORE ORDERED:

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

That the proceeds of the sale be distributed in accordance with the Report of Sale and

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Order Approving Report of Sale

Distribution;

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;

That The 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 successful bidder, FEDERAL NATIONAL MORTGAGE ASSOCIATION, or assignee and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

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

Grantee or Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST
Contact: C/O RUSHMORE LOAN MANAGEMENT SERVICES, LLC
Address: 15480 LAGUNA CANYON RD
IRVINE, CA 92618-2114
Telephone Number: (714) 802-4488

IT IS FURTHER ORDERED:

That upon request by the successful bidder, FEDERAL NATIONAL MORTGAGE ASSOCIATION, or assignee is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and/or possess CHRISTINE RAMIREZ A/K/A CHRISTINE M RAMIREZ A/K/A CHRISTINE HATTAM A/K/A CHRISTINE M HATTAM, STAN RAMIREZ A/K/A STAN M RAMIREZ from the premises commonly known as 960 SOUTH RIVER ROAD UNIT 403, DES PLAINES, IL, 60016

The Sheriff cannot evict until 30 days after the entry of this order.

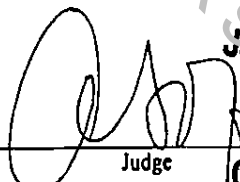
No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

The Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagee;

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.

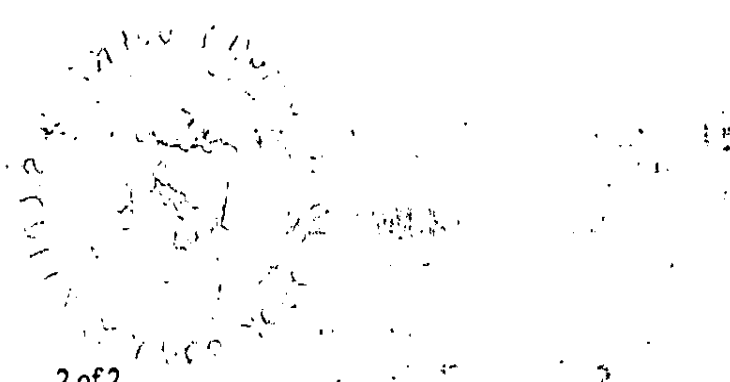
Date: _____

ENTER:



Judge
Judge Anna M. Loftus
DEC 14 2016
Circuit Court 2102

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Email: pleadings@pierceservices.com
Attorney File No. 11187
Attorney Code. 60489
Case Number: 13 CH 11794
TJSC#: 36-9583



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Property of Cook County Clerk's Office

COOK COUNTY RECORDER OF DEEDS

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

Date **DOROTHY BROWN** JAN 25 2017
Dorothy Brown

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



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 1/25/2017

SIGNATURE: *Ana Marcial*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

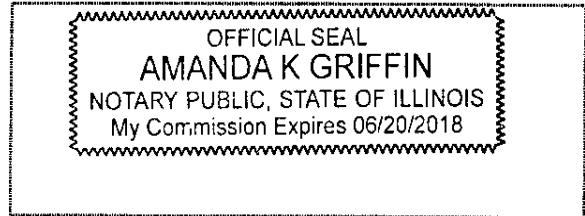
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): *Ana Marcial*

On this date of: 25 JAN 2017

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 1/25/2017

SIGNATURE: *Ana Marcial*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

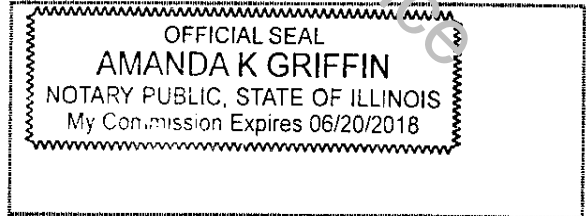
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): *Ana Marcial*

On this date of: 25 JAN 2017

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)