

UNOFFICIAL COPY



1704022205D

Doc# 1704022205 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/09/2017 01:05 PM PG: 1 OF 6

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 22, 2016, in Case No. 16 CH 006870, entitled U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE

PASS-THROUGH CERTIFICATES, SERIES 2006-3 vs. ANGELA MILLER, 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 December 22, 2016, does hereby grant, transfer, and convey to **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever.

UNIT 12715-202, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE LACROSSE PARK NORTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0010084029, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 12715 S. LACROSSE AVENUE UNIT #202, ALSIP, IL 60803

Property Index No. 24-33-204-041-1006

Grantor has caused its name to be signed to those present by its President and CEO on this 6th day of February, 2017.

The Judicial Sales Corporation

BOX 70

Codilis & Associates, P.C.

By:

Nancy R. Vallone
President and Chief Executive Officer

CCRD REVIEW

UNOFFICIAL COPY**Judicial Sale Deed**

Property Address: 12715 S. LACROSSE AVENUE UNIT #202, ALSIP, IL 60803

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

6th day of February, 2017

Maya T Jones
Notary Public

OFFICIAL SEAL
MAYA T JONES
Notary Public - State of Illinois
My Commission Expires Apr 20, 2019

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

2-7-17

Date

Daniel Walters
Buyer, Seller or Representative

Daniel Walters
ARDC# 6270792

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 16 CH 006870.

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:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-3
8950 CYPRESS WATERS BLVD
Coppell, TX, 75019

Contact Name and Address:

Contact: NATIONSTAR MORTGAGE C/O JAMIE BURGESS, SAFEGUARD PROPERTIES
Address: 7887 HUB PARKWAY
VALLEY VIEW, OH 44125
Telephone: 800-852-8306 Option 6
Email: nstar.clientaccount@safeguardproperties.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. 14-15-18720

UNOFFICIAL COPY

File # 14-15-18720

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 February 7, 2017

Subscribed and sworn to before me

By the said AgentDate 2/7/2017/ Notary Public Ann M LawrenceSignature: [Signature]

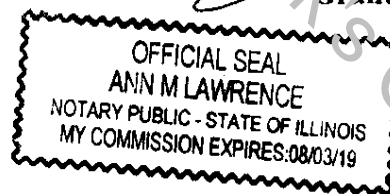
Grantee or Agent

Daniel Walters
ARDC# 6270792

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 February 7, 2017

Subscribed and sworn to before me

By the said AgentDate 2/7/2017Notary Public Ann M LawrenceSignature: [Signature]

Grantee or Agent

Daniel Walters
ARDC# 6270792

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 62

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

U.S. Bank National Association, as Trustee for Structured
Asset Investment Loan Trust Mortgage Pass-Through
Certificates, Series 2006-3
PLAINTIFF

Vs.

Angela Miller; U.S. Bank National Association, as
Trustee; LaCrosse Park North Condominium Association
DEFENDANTS

No. 16 CH 006870

12715 S. LaCrosse Avenue Unit #202
Alsip, IL 60803

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 12715-202, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE LACROSSE PARK NORTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0010084029, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 12715 S. LaCrosse Avenue Unit #202 , Alsip, IL 60803

Property Index Number: 24-33-204-041-1006

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;

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 12/28/2016;

UNOFFICIAL COPY

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Jamie Burgess C/O Safeguard Properties, 7887 Hub Parkway Valley View, OH 44125, 800-852-8306 Opt 6

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 IN PERSONAM deficiency judgment entered in the sum of \$15,833.17 with the interest thereon as by statute provided against; Angela Miller

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 () after entry of this order against Angela Miller; U.S. Bank National Association, as Trustee; LaCrosse Park North Condominium 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:

Angela Miller at the subject property commonly known as:

12715 S. LaCrosse Avenue Unit #202
Alsip, IL 60803

30 days after 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.

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.

UNOFFICIAL COPY

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

ENTER: _____

Judge

Judge Daniel Patrick Bremar

DATED: _____

FEB 01 2017

Circuit Court 1932

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-15-18720

NOTE: This law firm is a debt collector.