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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 23, 2016, in Case No. 14 CH 18533, entitled FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED



1705344101D

Doc# 1705344101 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/22/2017 04:29 PM PG: 1 OF 5

AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA vs. GENEVA BYERS, 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 November 28, 2016, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


LOT 30 IN BLOCK SEVEN (7) IN SHEPARD S MICHIGAN AVENUE NO. 3, A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 2, AND IN THE NORTHEAST QUARTER (1/4) OF SECTION 11, ALL IN TOWNSHIP 36 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 359972.

Commonly known as 14300 KIMBARK AVE., Dolton, IL 60419

Property Index No. 29-02-409-016-0000 Vol. 194

Grantor has caused its name to be signed to those present by its President and CEO on this 17th day of February, 2017.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer



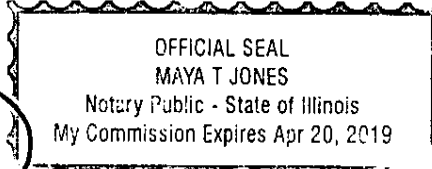
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Judicial Sale Deed

Property Address: 14300 KIMBARK AVE., Dolton, IL 60419

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
17th day of February, 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 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2/17/17 *August R. Butera*
Date 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:
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Contact Name and Address:

Contact: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA C/O JOHN THIBAudeau
Address: 14221 DALLAS PARKWAY, SUITE 1000, INTERNATIONAL PLAZA II
DALLAS, TX 75254
Telephone: 800-732-6649

Mail To:

JOHNSON, BLUMBERG & ASSOCIATES, LLC
230 W. Monroe Street, Suite #1125
Chicago, IL, 60606
(312) 541 9710
Att No. 40342
File No. 14-1004

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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 and hold title to real estate under the laws of the State of Illinois.

Date: 2/20/17

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



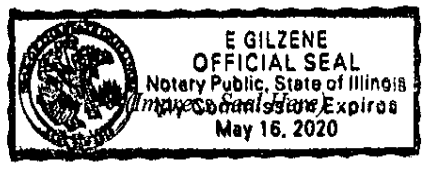
[Handwritten Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Date: 2/20/17

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten Signature]
Notary Public

NOTE: 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 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 Act.]

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FANNIE MAE"), A CORPORATION ORGANIZED AND
EXISTING UNDER THE LAWS OF THE UNITED STATES
OF AMERICA

Plaintiff,

-v.-

GENEVA BYERS, JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

Defendants

EXHIBIT

14 CH 18533

14300 KIMBARK AVE.
Dolton, IL 60419

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION,
ORDER FINDING PERSONAL DEFICIENCY

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:

LOT 30 IN BLOCK SEVEN (7) IN SHEPARD'S MICHIGAN AVENUE NO. 3, A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 2, AND IN THE NORTHEAST QUARTER (1/4) OF SECTION 11, ALL IN TOWNSHIP 36 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 359972.

Commonly known as 14300 KIMBARK AVE., Dolton, IL 60419

Property Index No. 29-02-409-016-0000 Vol. 194.

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 single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 12/1/16

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 Distribution;

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure

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Order Approving Report of Sale

and Sale and the date of sale are approved;

That there shall be an IN PERSONAM deficiency judgment entered in the sum of \$67,279.12 with interest thereon as by statute provided, in favor of plaintiff against: GENEVA BYERS

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, including any insurers, investors, and agents of Plaintiff 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: Federal National Mortgage Association
 Contact: John Thibaudeau
 Address: Internation Plaza II
 14221 Dallas Parkway, Ste. 1000
 Dallas, TX 75254
 Telephone Number: (800) 772-6649

IT IS FURTHER ORDERED:

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date ⁶⁰ ~~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 dispossess GENEVA BYERS from the premises commonly known as 14300 KIMBARK AVE., Dolton, IL, 60419

The Sheriff cannot evict until ⁶⁰ ~~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 Mortgagor;

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

JOHNSON, BLUMBERG & ASSOCIATES, LLC
 230 W. Monroe Street, Suite #1125
 Chicago, IL 60606
 (312) 541-9710
 Email: ilpleadings@johnsonblumberg.com
 Attorney File No. 14-1004
 Attorney Code. 40342
 Case Number: 14 CH 18533
 TJSC#: 36-10385

ENTERED
 Judge Robert Senechalle-1915
FEB 16 2017
 DONALD BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK