

UNOFFICIAL COPY

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 October 24, 2016, in Case No. 16 CH 006901, entitled BSI FINANCIAL SERVICES vs. STACIE SCHMUCKAL, 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 January 26, 2017, does hereby grant, transfer, and convey to **TD REO FUND LLC., by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 26, IN BLOCK 11, IN ARTHUR J. MCINTOSH AND COMPANY'S MIDLOTHIAN HOME GARDENS, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 14601 S. SPAULDING AVENUE, MIDLOTHIAN, IL 60445

Property Index No. 28-11-229-001-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 10th day of March, 2017.

BOX 70

The Judicial Sales Corporation

Codilis & Associates, P.C. By:

Nancy R. Vallone

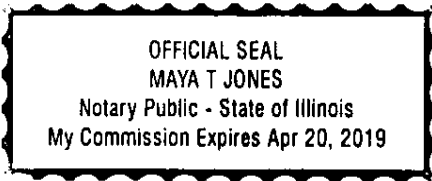
Nancy R. Vallone
President and Chief Executive Officer

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
10th day of March, 2017

Maya T Jones

Notary Public



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

[Handwritten signature]

1707445061D

Doc# 1707445061 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2017 01:16 PM PG: 1 OF 6

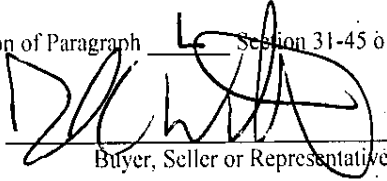
UNOFFICIAL COPY**Judicial Sale Deed**

Property Address: 14601 S. SPAULDING AVENUE, MIDLOTHIAN, IL 60445

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 L Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).3-14-17

Date



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 006901.

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:

TD REO FUND LLC., by assignment
314 S. FRANKLIN STREET
Titusville, PA, 16354

Contact Name and Address:

Contact: STEPHEN TAYLOR
ASSET MANAGER
Address: 7201 WISCONSIN AVE SUITE 725-A
BETHESDA, MD 20814
Telephone: 866-581-4498 Ext. 7148
410-878-7006 - Direct
Fax: 240-306-2633

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. 14-16-00482

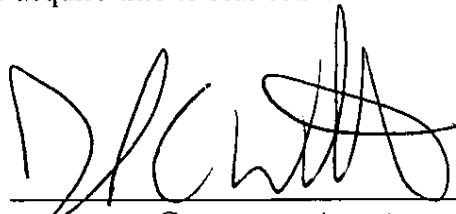
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File # 14-16-00482

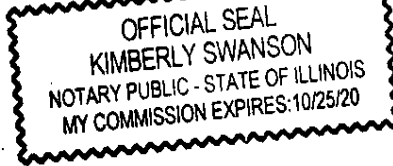
STATEMENT BY GRANTOR AND GRANTEE

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 March 14, 2017

Signature: 
Grantor or Agent

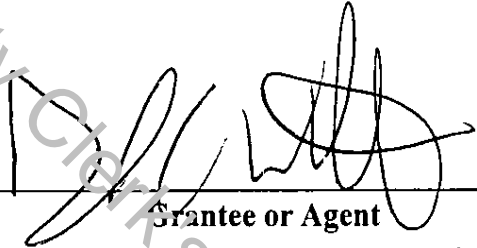
Subscribed and sworn to before me
By the said Agent
Date 3/14/2017
Notary Public Kimberly Swanson



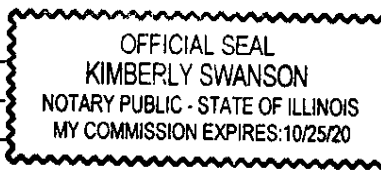
Daniel Walters
ARDC# 6270792

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 March 14, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 3/14/2017
Notary Public Kimberly Swanson



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 57

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

BSI Financial Services
 PLAINTIFF

Vs.

Stacie Schmuckal; B.B. Bosco LLC
 DEFENDANTS

No. 16 CH 006901

14601 S. Spaulding Avenue
 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:

LOT 26, IN BLOCK 11, IN ARTHUR T. MCINTOSH AND COMPANY'S MIDLOTHIAN HOME GARDENS, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 14601 S. Spaulding Avenue , Midlothian, IL 60445

Property Index Number: 28-11-229-001-0000

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;

That the real property described herein, which is the subject matter of the instant proceedings, is a Single Family Home;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 01/27/2017;

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That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Stephen Taylor, 7201 Wisconsin Ave Suite 725-A
Bethesda, MD 20814, Phone: 410-878-7006

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.

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 Stacie Schmuckal; B.B. Bosco LLC, 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:

Stacie Schmuckal at the subject property commonly known as:

14601 S. Spaulding Avenue
Midlothian, IL 60445

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.

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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 John J. Curry, Jr.

Judge

MAR 01 2017

DATED: Circuit Court - 2123

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-16-00482

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office