

UNOFFICIAL COPY

2017-01222-F F16040017

JUDICIAL SALE DEED



Doc# 1707449212 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2017 10:51 AM PG: 1 OF 2

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 15, 2016, in Case No. 16 CH 5757, entitled U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST vs. NORMA CISNEROS AKA NORMA D.

CISNEROS, 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 February 1, 2017, does hereby grant, transfer, and convey to **U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MAROON PLAINS 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:


LOT 19 IN SCHAMACHER, GNAEDINGER AND COMPANY'S WARREN PARK ADDITION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 1436 SOUTH 56TH COURT, Cicero, IL 60804

Property Index No. 16-20-222-039-0000

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

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

PREMIER TITLE

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Judicial Sale Deed

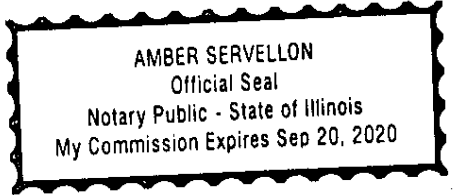
Property Address: 1436 SOUTH 56TH COURT, Cicero, IL 60804

State of IL, County of COOK ss, I, Amber Servellon, 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 March, 2017


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

3/13/17 
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:
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MAROON PLAINS TRUST, by assignment
15480 LAGUNA CANYON RD., SUITE 100
IRVINE, CA, 92618

Contact Name and Address:

Contact: Rushmore Loan Management
Address: 15480 Laguna Canyon Rd., Ste 100
Irvine, CA 92618
Telephone: (949) 341-0777

Mail To:

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Road, Suite 120
NAPERVILLE, IL, 60563
(630) 453 6960
Att No. 58852
File No. F16040017

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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F16040017SVT RLM

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

U.S. Bank Trust, N.A., as Trustee for LSF8 Master
Participation Trust

Plaintiff,

vs.

Norma Cisneros aka Norma D. Cisneros; Unknown
Owners and Non-Record Claimants

Defendants.

CASE NO. 16 CH 5757
Property Address: 1436 South 56th Court,
Cicero, Illinois 60804

Otto Calendar 61

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION

THIS CAUSE comes to be heard on Plaintiff, U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, 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 described as:

SEE ATTACHED

Common Address: 1436 South 56th Court, Cicero, Illinois 60804

P.I.N.: 16-20-222-039-0000

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

The real property was last inspected by movant, its insurers, investors, or agent on February 4, 2017.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and

That justice was done.

IT IS THEREFORE ORDERED:

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

That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$159,870.43 and that execution issue thereof.

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;

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Legal Description

LOT 19 IN SCHAMACHER, GNAEDINGER AND COMPANY'S WARREN PARK ADDITION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509;

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamps, 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. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

That 735 ILCS 5-3-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

The Sheriff of Cook County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:

1436 South 56th Court, Cicero, Illinois 60804

That the Sheriff is further ordered to evict Norma Cisneros aka Norma D. Cisneros, now in possession of the premises commonly known as:

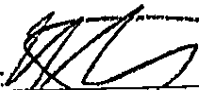
1436 South 56th Court, Cicero, Illinois 60804

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

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

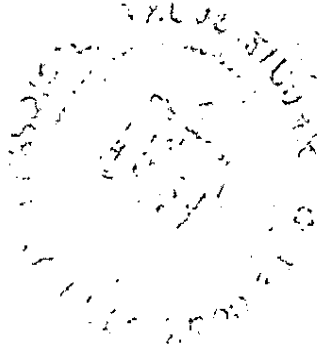
Rushmore Loan Management Services
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618
949-341-0777

DATE: _____ Judge Michael F. Otto

ENTER:  _____ FEB 28 2017
Circuit Court - 2065

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Rd., Ste 120
Naperville, IL 60563-4947
630-453-6960 | 866-402-8661 | 630-428-4620 (fax)
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232
foreclosure@ALOLawGroup.com

THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR.



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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.
DOROTHY BROWN MAR 07 2017
Date *Dorothy Brown*
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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

Dated: 3/13/17

Signature: [Handwritten Signature] Grantor or Agent
Stephne Lazarz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 13, day of March, 2017
Notary Public [Handwritten Signature]



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.

Signature: [Handwritten Signature] Grantee or Agent
Stephne Lazarz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 13, day of March, 2017
Notary Public [Handwritten Signature]

