

# UNOFFICIAL COPY

2009-05996-PT C09090291



\*17081550750\*

## JUDICIAL SALE DEED

Doc# 1708155075 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/22/2017 03:22 PM PG: 1 OF 6

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 November 3, 2016, in Case No. 11 CH 32298 CONSOLIDATED WITH 12 CH 31368, entitled JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. BURTON I.

WEINSTEIN AKA BURTON WEINSTEIN, 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 14, 2017, does hereby grant, transfer, and convey to **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

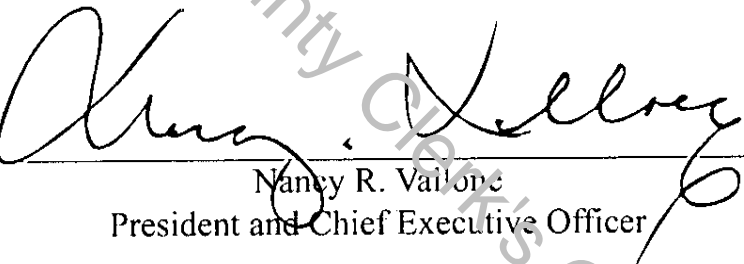
THE EAST 40 FEET OF LOT 30 AND THE WEST 35 FEET OF LOT 31 IN BLOCK 17 IN LAKE SHORE ADDITION TO WILMETTE IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 124 LAUREL AVENUE, Wilmette, IL 60091

Property Index No. 05-35-117-020-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 16th day of March, 2017.

The Judicial Sales Corporation

By:   
Nancy R. Valone  
President and Chief Executive Officer

PREMIER TITLE

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Judicial Sale Deed

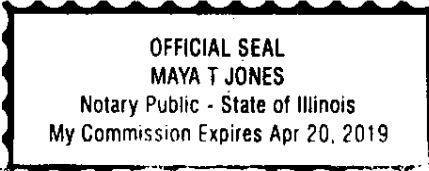
Property Address: 124 LAUREL AVENUE, Wilmette, IL 60091

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

16th day of March, 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 L Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3/16/17      *Stephanie...*  
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

**No City/Village Municipal Exempt Stamp or Fee required per the attached Certified Court Order Approving Sale marked Exhibit A.**

Grantee's Name and Address and mail tax bills to:  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
111 POLARIS PARKWAY  
Columbus, OH, 43240

Contact Name and Address:

Contact: JPMorgan Chase Bank, N.A.  
Address: 3415 Vision Dr.  
Columbus, OH 43219  
Telephone: \_\_\_\_\_

**PREMIER TITLE**  
1000 MORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
830-571-2111

Mail To:

ANSELMO LINDBERG OLIVER LLC  
1771 W. Diehl Road, Suite 120  
NAPERVILLE, IL, 60563  
(630) 453 6960  
Att No. 58852  
File No. C0909029

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C09090291 CHOH

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

JPMorgan Chase Bank, National Association

Plaintiff,

vs.

Burton I. Weinstein aka Burton Weinstein; Jennifer Crane; Burton I. Weinstein, as trustee under the Burton I. Weinstein Revocable Trust dated October 11, 1996; Unknown Beneficiaries of the Burton I. Weinstein Revocable Trust dated October 11, 1996; Jennifer Crane, as trustee of the Jennifer Crane Revocable Trust dated January 28, 1991; Unknown Beneficiaries of the Jennifer Crane Revocable Trust dated January 28, 1991; Penny Weinstein a/k/a Penny T. Weinstein; JPMorgan Chase Bank, National Association, successor by merger with Bank One, N.A.; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 12 CH 31368  
Property Address: 124 Laurel Avenue,  
Wilmette, IL 60091

Mitchell Calendar 63

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

THIS CAUSE comes to be heard on Plaintiff, JPMorgan Chase Bank, National Association, 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: 124 Laurel Avenue, Wilmette, IL 60091

P.I.N.: 05-35-117-020-0000

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 17, 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 PERSONAM deficiency judgment against Burton I. Weinstein aka Burton Weinstein in the sum of \$711,820.87 and that execution issue therefore;

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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;

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 5-9-117 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:

124 Laurel Avenue, Wilmette, IL 60091

That the Sheriff is further ordered to evict Burton I. Weinstein aka Burton Weinstein; Jennifer Crane; Burton I. Weinstein, as trustee under the Burton I. Weinstein Revocable Trust dated October 11, 1996; Unknown Beneficiaries of the Burton I. Weinstein Revocable Trust dated October 11, 1996; Jennifer Crane, as trustee of the Jennifer Crane Revocable Trust dated January 28, 1991; Unknown Beneficiaries of the Jennifer Crane Revocable Trust dated January 28, 1991; Penny Weinstein a/k/a Penny T. Weinstein, now in possession of the premises commonly known as:

124 Laurel Avenue, Wilmette, IL 60091

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:

Ron McGee  
 10 S. Dearborn, 15th Floor  
 Mail Code: IL 1-0020  
 Chicago, IL 60603  
 Office: 312-732-4268  
 Cell: 312-919-5738

DATE: \_\_\_\_\_  
 ENTER: *[Handwritten Signature]* 2017

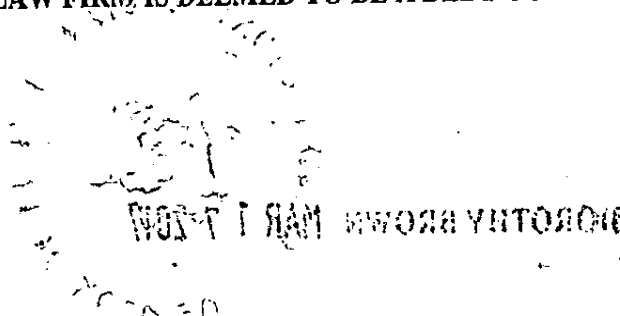
**ANSELMO LINDBERG OLIVER LLC**  
 1771 W. Diehl Rd., Ste 120  
 Naperville, IL 60563-4947  
 630-453-6960 | 866-402-8661 | 630-428-4620 (fax)  
 Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,  
 Peoria 1794, Winnebago 3802, IL 03126232  
 foreclosure@ALOLawGroup.com

Judge Gerald V. Cleary

MAR 13 2017

Circuit Court - 2147

**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 17 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.

Date: 3/21/17

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



Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 21, 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 21, day of March, 2017  
Notary Public [Handwritten Signature]