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F15120131 | 2016-0049-CH

SHERIFF'S DEED



Doc# 1709349016 Fee \$48.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/03/2017 11:17 AM PG: 1 OF 6

THE GRANTOR, **SHERIFF OF COOK COUNTY, ILLINOIS**, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois on October 26, 2016 in Case No. 16CH1168 entitled Champion Mortgage Company v. Unknown Heir, and Legatees of Lula R. Yarbrough aka Lula Yarbrough, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on January 27, 2017, does hereby grant, transfer and convey to Nationstar Mortgage LLC d/b/a Champion Mortgage Company, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Legal: THE SOUTH 5 FEET OF LOT 19 AND THE NORTH 24 FEET OF LOT 20 IN THE SUBDIVISION OF LOT 7 IN CONRAD SEIPP'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

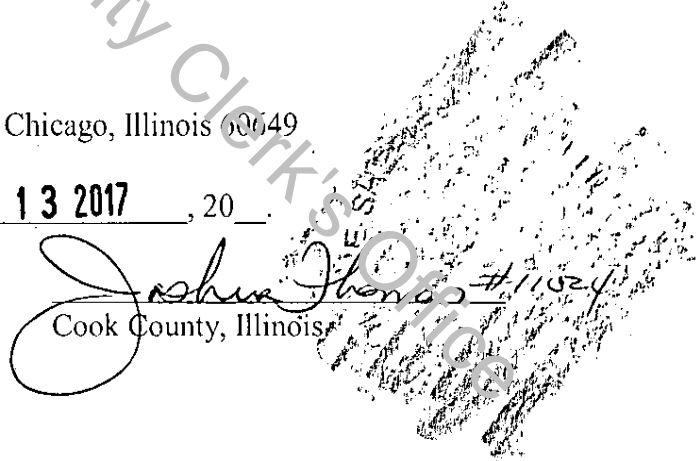
Common Address: 7256 South Cornell Avenue, Chicago, Illinois 60649
P.I.N.: 20-25-112-031-0000

Dated this _____ day of MAR 13 2017, 20__.

(SEAL)

Cook County, Illinois

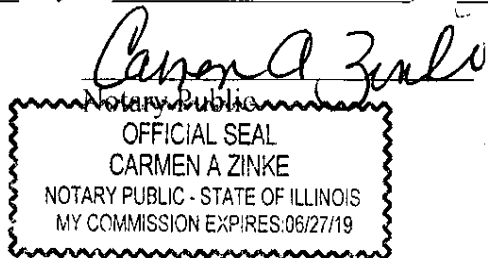
State of Illinois)
County of Cook) ss



I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Jones personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of MAR 13 2017, 20__.

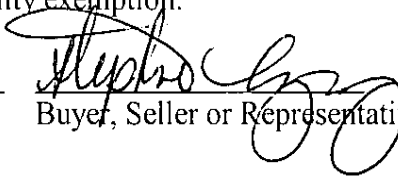
Commission expires _____



PREMIER TITLE

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This deed shall be exempt from transfer tax under the 35 ILCS 200/31-45(1) government instrumentality exemption.

3/23/17 
Date Buyer, Seller or Representative

Send tax bill to: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
8950 Cypress Waters Boulevard
Coppell, Texas 75019

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit 4.

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60563


~~Return to:~~ Anselmo Lindberg Oliver LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.



R412

Contact Name and Address:
Casi Andrewjeski
4000 Horizon Way
Irving, TX 75063
(469) 426-3610

MAIL TO:

PREMIER TITLE
1350 W. NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004
847-255-7100

REAL ESTATE TRANSFER TAX		03-Apr-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-25-112-031-0000 20170301632594 1-773-995-712		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		03-Apr-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-25-112-031-0000 20170301632594 0-431-818-432		

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F15126131 CPN

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

Champion Mortgage Company

Plaintiff,

vs.

Secretary of Housing and Urban Development; Unknown
Heirs and Legatees of Iula R. Yarbrough aka Iula
Yarbrough Unknown Heirs and Legatees of Iula R.
Yarbrough; Debra J Roberts aka Debra J Yarbrough aka
Debra Yabrough; Gerald Nordgren Special
Representative; Unknown Owners and Non-Record
Claimants

Defendants.

CASE NO. 16CH1168
Property Address: 7256 South Cornell Avenue,
Chicago, Illinois 60649

Loftus Calendar 59

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

THIS CAUSE comes to be heard on Plaintiff, Champion Mortgage Company, 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: 7256 South Cornell Avenue, Chicago, Illinois 60649

P.I.N.: 20-25-112-031-0000

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 January 31, 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 \$15,6374.42 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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A Deed shall be issued by the Office 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 5/15-1.509;

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 5/15-1.701;

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:

7256 South Cornell Avenue, Chicago, Illinois 60649

That the Sheriff is further ordered to evict, no sooner than 30 days from the entry of this order, ~~Unknown Heirs and Legatees of Lula R. Yarbrough~~ ~~Lula R. Yarbrough aka Lula Yarbrough~~; Debra J Roberts aka Debra J Yarbrough aka Debra Yabrough, now in possession of the premises commonly known as:

7256 South Cornell Avenue, Chicago, Illinois 60649

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:

Casi Andrewjeski
4000 Horizon Way
Irving, Texas 75063
469-426-3610

DATE: _____ *Anna M. Loftus* Judge Anna M. Loftus
ENTER: _____ MAR 01 2017
Circuit Court - 2102


ANSELMO LINDBERG OLIVER LLC
1771 W. Dichl 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 13 2017

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: 3/23/17

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

Subscribed and sworn to before me
By the said _____
This 23, day of March, 2017
Notary Public Conn R.O. Ewing



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

Subscribed and sworn to before me
By the said _____
This 23, day of March, 2017
Notary Public Conn R.O. Ewing

