

# 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 July 7, 2016, in Case No. 12 CH 24561, entitled CITIMORTGAGE, INC., SUCCESSOR IN INTEREST TO ABN AMRO MORTGAGE GROUP, INC., vs.

MELISSA J ABATE A/K/A MELISSA ABATE, 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 October 11, 2016, does hereby grant, transfer, and convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, by **assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNIT "A" OF THE 254 CHICAGO AVENUE CONDOMINIUM ASSOCIATION AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 50 FEET OF THE WEST 156 FEET OF LOT 3 IN BLOCK 8 IN JOHN JOHNSTON, JR.'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED ON 8-9-06 AS DOCUMENT 0622110156, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-A, AS A LIMITED COMMON ELEMENT TO UNIT A, AS DELINEATED ON A SURVEY TO THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0622110156.

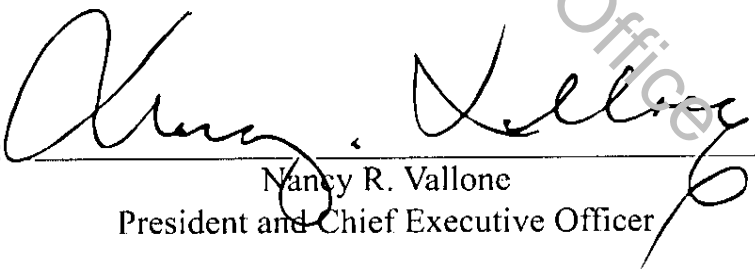
Commonly known as 254 CHICAGO AVENUE UNIT A, Oak Park, IL 60302

Property Index No. 16-05-322-030-1001

Grantor has caused its name to be signed to those present by its President and CEO on this 29th day of March, 2017.

The Judicial Sales Corporation

By:

  
Nancy R. Vallone  
President and Chief Executive Officer



\*1710422074D\*

Doc# 1710422074 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/14/2017 03:26 PM PG: 1 OF 5

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## Judicial Sale Deed

Property Address: 254 CHICAGO AVENUE UNIT A. Oak Park, IL 60302

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  
29th 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 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

4/12/17  
Date

[Signature]  
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

Contact Name and Address:

Contact: JUDY ACQUAYE  
Address: 5000 PLANO PARKWAY  
CARROLLTON TX 75010  
Telephone: 972-395-4079

Mail To:

McCalla Raymer Leibert Pierce, LLC  
One North Dearborn Street, Suite 1200  
Chicago, IL, 60602  
(312) 416 5500  
Att No. 60489  
File No. 8661

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## EXHIBIT

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

CITIMORTGAGE, INC., SUCCESSOR IN INTEREST TO  
ABN AMRO MORTGAGE GROUP, INC.,

Plaintiff,

-v.-

12 CH 24561  
254 CHICAGO AVENUE UNIT A  
Oak Park, IL 60302

MELISSA J ABATE A/K/A MELISSA ABATE, THE 254 W.  
CHICAGO AVENUE CONDOMINIUM ASSOCIATION

Calendar #59 JUDGE LOFTUS

Defendants

**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:

PARCEL 1: UNIT "A" OF THE 254 CHICAGO AVENUE CONDOMINIUM ASSOCIATION AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 50 FEET OF THE WEST 156 FEET OF LOT 3 IN BLOCK 8 IN JOHN JOHNSTON, JR.'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED ON 8-9-06 AS DOCUMENT 0622110156, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-A, AS A LIMITED COMMON ELEMENT TO UNIT A AS DELINEATED ON A SURVEY TO THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0622110156.

Commonly known as 254 CHICAGO AVENUE UNIT A, Oak Park, IL 60302

Property Index No. 16-05-322-030-1001.

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(e) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, through Auction.com, 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 condominium;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on October 22, 2016

**IT IS THEREFORE ORDERED:**

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## Order Approving Report of Sale

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 and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$269,509.56 with interest thereon as by statute provided, against the subject property

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: CITIMORTGAGE, INC. C/O DITECH FINANCIAL LLC  
Contact: JUMIE KOHN  
Address: 1000 TECHNOLOGY DR  
O'Fallon, MO 63368-2240  
Telephone Number: (877) 245-2514 EXT. 3

**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 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 MELISSA J ABATE A/K/A MELISSA ABATE from the premises commonly known as 254 CHICAGO AVENUE UNIT A, Oak Park, IL, 60302

The Sheriff cannot evict until 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 LEWIS NIXON  
MAR 21 2017  
Judge  
Circuit Court - 1840

McCalla Raymer Leibert Pierce, LLC  
One North Dearborn Street, Suite 1200  
Chicago, IL 60602  
(312) 416-5500  
Email: pleadings@mccalla.com  
Attorney File No. 8661  
Attorney Code. 60489  
Case Number: 12 CH 24561  
TJSC#: 36-8620

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 4 | 7 | 20 17

SIGNATURE: *Matthew Nozick*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Agent

On this date of: 7 | APRIL | 20 17

NOTARY SIGNATURE: *Michael McGee*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 4 | 7 | 20 17

SIGNATURE: *Matthew Nozick*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

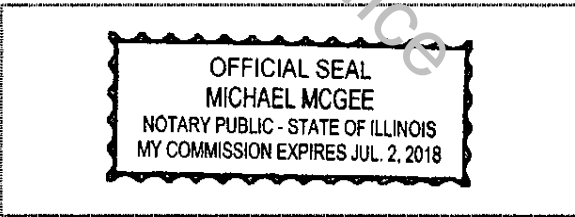
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): Agent

On this date of: 7 | APRIL | 20 17

NOTARY SIGNATURE: *Michael McGee*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)