

1 of 1 2017-01878-F F16060192

JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on November 14, 2016 in Case No. 16 CH 10025 entitled Lakeview Loan Servicing, LLC vs. Earl E. Dukes aka Earl Dukes and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on March 3, 2017, does hereby grant, transfer and convey to Lakeview Loan Servicing, LLC the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



1711049213D

Doc# 1711049213 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2017 11:15 AM PG: 1 OF 7

PREMIER TITLE

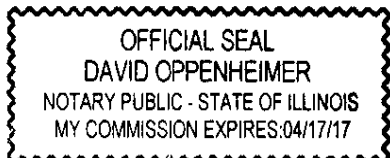
SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this April 13, 2017. INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Frederick S. Lappe Secretary

Andrew D. Schusteff President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on April 13, 2017 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



David Oppenheimer Notary Public

Prepared by A. Schusteff, 120 W. Madison St Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) Exempt April 13, 2017.

No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

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F16060192

Rider attached to and made a part of a Judicial Sale Deed dated April 13, 2017 from INTERCOUNTY JUDICIAL SALES CORPORATION to Lakeview Loan Servicing, LLC and executed pursuant to orders entered in Case No. 16 CH 10025.

LOT 30 (EXCEPT THE SOUTH 9 FEET THEREOF) AND THE SOUTH 13.5 FEET OF LOT 31 IN BLOCK 3 IN CALUMET VISTA, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Commonly known as 14927 Artesian Avenue, Harvey, Illinois 60426

P.I.N. 28-12-426-050-0000

RETURN TO:

Anselmo Lindberg Oliver LLC
1771 West Diehl Road
Suite 120
Naperville, Illinois 60563-1890

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

GRANTEE CONTACT INFORMATION:

Sandra Seabron
3637 Sentara Way
Virginia Beach, VA 23452
(757) 452-5487

MAIL TAX BILLS TO:

Lakeview Loan Servicing, LLC
3637 Sentara Way
Virginia Beach, VA 23452

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F16060192 LCARE

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

Lakeview Loan Servicing, LLC

Plaintiff,

vs.

Earl E. Dukcs aka Earl Dukes; Mildred Dukes;
Unknown Owners and Non-Record Claimants

Defendants;

CASE NO. 16 CH 10025
Property Address: 14927 Artesian Avenue,
Harvey, Illinois 60426

Sullivan Calendar 60

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

THIS CAUSE comes to be heard on Plaintiff, Lakeview Loan Servicing, LLC, 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: 14927 Artesian Avenue, Harvey, Illinois 60426

P.I.N.: 28-12-426-050-0000;

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 March 7, 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 Earl E. Dukes aka Earl Dukes in the sum of \$146,918.98 and that execution issue therefore;

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 30 (EXCEPT THE SOUTH 9 FEET THEREOF) AND THE SOUTH 13.5 FEET OF LOT 31 IN BLOCK 3 IN CALUMET VISTA, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, 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 5-9-117 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:

14927 Artesian Avenue, Harvey, Illinois 60426

That the Sheriff is further ordered to evict Earl E. Dukes aka Earl Dukes; Mildred Dukes, now in possession of the premises commonly known as:

14927 Artesian Avenue, Harvey, Illinois 60426

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:

Sandra Scabron
3637 Sentara Way
Virginia Beach, VA 23452
757.452.5487

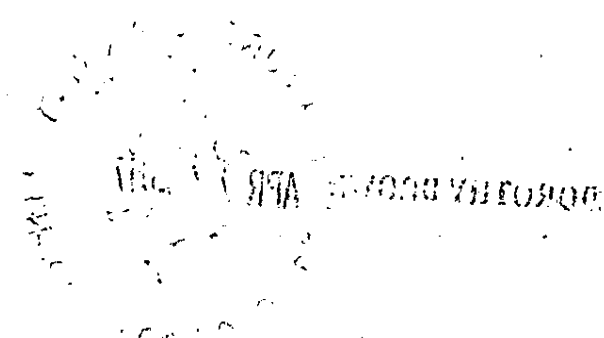
DATE: _____

ENTER: *Re Beo*

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.

RECEIVED
JUDGE WILLIAM B. SULLIVAN-2107
APR 05 2017
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK




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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.

Date **DOROTHY BROWN** APR 14 2017
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: 4/18/17

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

Subscribed and sworn to before me
By the said _____
This 18, day of April, 2017
Notary Public [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: [Signature] Grantee or Agent
Stephne Lazarz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 18, day of April, 2017
Notary Public [Signature]

