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17110151240

Doc# 1711015124 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2017 01:16 PM PG: 1 OF 6

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 November 18, 2016, in Case No. 16 CH 010649, entitled BMO HARRIS BANK NATIONAL ASSOCIATION F/K/A HARRIS N.A. F/K/A HARRIS TRUST AND SAVINGS BANK vs.

MAURICE MCDOWELL JR., 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 March 3, 2017, does hereby grant, transfer, and convey to **BMO HARRIS 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 NORTH 60.0 FEET OF LOT 11 IN BLOCK 4, IN WILLIAM P. WALRATH'S SUBDIVISION OF THE WEST 17 CHAINS, 2 LINKS, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 303 S. 25TH AVENUE, BELLWOOD, IL 60104

Property Index No. 15-10-121-010-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 17th day of April, 2017.

The Judicial Sales Corporation

BOX 70

Codilis & Associates, P.C.

By:

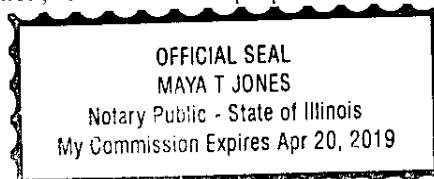
Nancy R. Vailone
President and Chief Executive Officer

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. Vailone, 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

17th day of April, 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.

Rv ok

UNOFFICIAL COPY**Judicial Sale Deed**

Property Address: 303 S. 25TH AVENUE, BELLWOOD, IL 60104

Exempt under provision of Paragraph L Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).04-18-17
DateMatthew H. Moses
Buyer, Seller or RepresentativeMatthew Moses
ARDC# 6278082

This Deed 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, pursuant to court order in Case Number 16 CH 010649.

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-1650
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

BMO HARRIS BANK NATIONAL ASSOCIATION
180 NORTH EXECUTIVE DRIVE, BRK-180-RC
Brookfield, WI, 53005

Contact Name and Address:

Contact: WENDY HOUSTON
Address: 180 N. EXECUTIVE DR. 2ND FLOOR
BROOKFIELD, WI 53005
Telephone: 262-814-5746

Mail To:

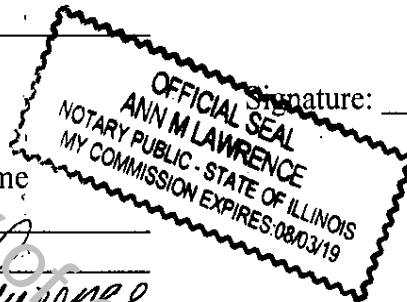
M. Moses
CODILIS & ASSOCIATES, P.C.
Matthew Moses, ARDC #6278082
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE, IL, 60527
(630) 794 5300
Att No. 21762
File No. 14-16-09263

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File # 14-16-09263

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 of Assignment of Beneficial Interest in 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 April 18, 2017Signature: Matthew M. Moses**Grantor or Agent**

Subscribed and sworn to before me

By the said AgentDate 4/18/2017Notary Public Ann M. LawrenceMatthew Moses
ARDC# 6278082

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.

Dated April 18, 2017Signature: Matthew M. Moses**Grantee or Agent**

Subscribed and sworn to before me

By the said AgentDate 4/18/2017Notary Public Ann M. LawrenceMatthew Moses
ARDC# 6278082

Note: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT

Calendar Number 56

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

BMO Harris Bank National Association f/k/a Harris N.A.
f/k/a Harris Trust and Savings Bank
PLAINTIFF

Vs.

No. 16 CH 010649

Maurice McDowell Jr.;
DEFENDANTS

303 S. 25th Avenue
Bellwood, IL 60104

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:

THE NORTH 60.0 FEET OF LOT 11 IN BLOCK 4, IN WILLIAM P. WALRATH'S SUBDIVISION OF THE WEST 17 CHAINS, 2 LINKS, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 303 S. 25th Avenue, Bellwood, IL 60104

Property Index Number: 15-10-121-010-0000

Due notice of sale motions 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(c) have been properly given;

That the sale was fairly and properly made;

That The Judicial Sales Corporation, hereinafter sales officer, has in every respect proceeded in accordance with the terms of this Court's Judgment and;

That the real property described herein, which is the subject matter of the instant proceedings, is a Multi-Family Unit;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 03/04/2017;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Wendy Houston, 180 N. Executive Dr
2nd Floor

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Brookfield, WI 53005, 262-814-5746

That justice was done.

IT IS THEREFORE ORDERED:

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. 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;
4. That there shall be IN PERSONAM deficiency judgment entered in the sum of \$63,372.37 with the interest thereon as by statute provided against Maurice McDowell Jr.

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

IT IS FURTHER ORDERED:

That upon entry of this order the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have immediate possession of the subject property, without further Order of the Court, as provided in 735 ILCS 5/15-1701

That the Sheriff of Cook County is directed to evict and dispossess:

Maurice McDowell Jr. at the subject property commonly known as:

303 S. 25th Avenue
Bellwood, IL 60104

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.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is exempt from all transfer taxes, either state, county or local/municipal and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer or exemption stamps of any nature.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

Judge: Freddrena M. Lyle

ENTER: APR 12 2017
Judge
Circuit Court - 2064

DATED: _____

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Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-16-09263
NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office