

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 June 20, 2016, in Case No. 15 CH 06511, entitled MIDWEST LOAN SERVICES, INC., vs. UNKNOWN BENEFICIARIES

OF THE WILLIAM AND CAROL DOWNING TRUST, DTD 7/20/00, 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 September 21, 2016, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, by **assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

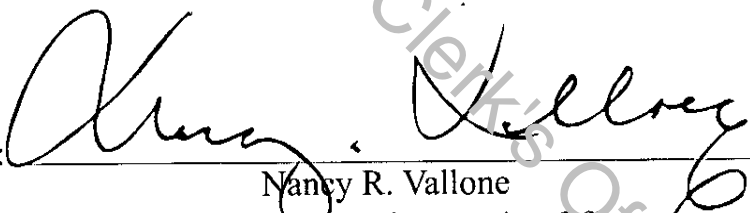
LOT 7 IN CEDAR POINTE TOWNHOMES, BEING A SUBDIVISION OF PART OF THE SOUTH 14 ACRES OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 2007 AS DOCUMENT 0729115050, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 3647 193RD PLACE, Lansing, IL 60438

Property Index No. 33-05-400-059-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 11th day of April, 2017.

The Judicial Sales Corporation

By: 
 Nancy R. Vallone
 President and Chief Executive Officer



Doc# 1711645058 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 12:33 PM PG: 1 OF 5

JA

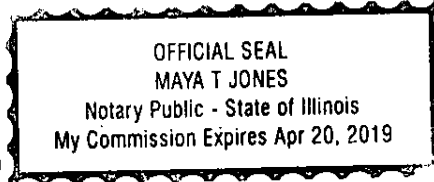
UNOFFICIAL COPY

Judicial Sale Deed

Property Address: 3647 193RD PLACE, Lansing, IL 60438

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
11th day of April, 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).

4/20/17 Ana Marcial
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

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

Attention: James M. Tiegen

Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment
Mailing Address: One South Wacker Dr, Ste 1400
Chicago, IL 60604

Telephone: 312-368-6200

Mail To:
PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL, 60602
(312) 476 5500
Att No. 60489
File No. 2412

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9420

EXHIBIT

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

MIDWEST LOAN SERVICES, INC.,

Plaintiff,

-v.-

15 CH 06511
3647 193RD PLACE
Lansing, IL 60438

UNKNOWN BENEFICIARIES OF THE WILLIAM AND CAROL DOWNING TRUST, DTD 7/20/00, CEDAR POINTE TOWNHOME OWNER'S ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, UNKNOWN SUCCESSION TRUSTEES OF THE WILLIAM AND CAROL DOWNING TRUST, DTD 7/20/00, CHAD D. DOWNING A/K/A CHAD DOWNING, HEIR OF CAROL D. DOWNING, DECEASED, WADE S. DOWNING, HEIR OF CAROL D. DOWNING, DECEASED

Calendar #55 JUDGE PRESIDING

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:

LOT 7 IN CEDAR POINTE TOWNHOMES, BEING A SUBDIVISION OF PART OF THE SOUTH 14 ACRES OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 2007 AS DOCUMENT 0729115050. ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 3647 193RD PLACE, Lansing, IL 60438

Property Index No. 33-05-400-059-0000.

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(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, 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 occupied townhouse;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on August 18, 2016

IT IS THEREFORE ORDERED:

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;

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Order Approving Report of Sale

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 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, MIDWEST LOAN SERVICES, INC., or assignee 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: MIDWEST LOAN SERVICES, INC.
Contact: BECKY WILLIAMS-NATIONAL ASSET MANAGEMENT GROUP
Address: 1430 BLUE OAKS BLVD #150
ROSEVILLE, CA 95747
Telephone Number: (516) 921-5072

IT IS FURTHER ORDERED:

That upon request by the successful bidder, MIDWEST LOAN SERVICES, INC., or assignee 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 CHAD D. DOWNING A/K/A CHAD DOWNING, HEIR OF CAROL D. DOWNING, DECEASED, WADE S. DOWNING, HEIR OF CAROL D. DOWNING, DECEASED from the premises commonly known as 3647 193RD PLACE, Lansing, IL, 60438

That 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.

That the Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagee.

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:

[Signature]
Judge **Frankenna M. Lyle**
NOV 07 2015
Judge
Circuit Court - 2064

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL 60602
(312) 476-5500
Email: pleadings@pierceservices.com
Attorney File No. 2412
Attorney Code. 91220
Case Number: 15 CH 06511
TJSC#: 36-8043

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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 | 20 | 2017

SIGNATURE: *Michael McGee*
GRANTOR or AGENT

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

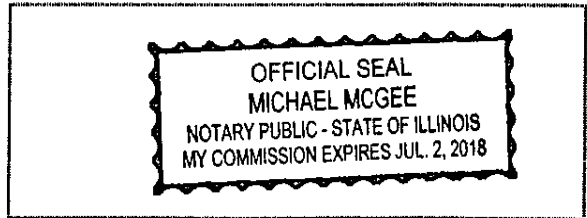
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent

On this date of: 4 | 20 | 2017

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 | 20 | 2017

SIGNATURE: *Michael McGee*
GRANTEE or AGENT

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

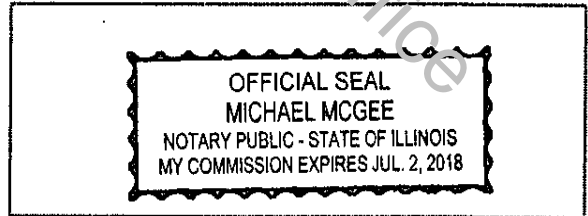
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 4 | 20 | 2017

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)**)