

SPSF.2428

JUDICIAL SALE DEED



Doc# 1711613097 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 04:05 PM PG: 1 OF 6

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 10, 2016 in Case No. 15 CH 14334 entitled U.S. Bank NA, Successor Trustee to Bank of America, NA, Successor in Interest to LaSalle Bank, on Behalf of the Registered Holders of Bear Stearns Asset Back Securities I Trust 2006-PC1, ASSET-BACKED CERTIFICATES, SERIES 2006-PC1 vs. Candelaria Iniguez and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on March 27, 2017, does hereby grant, transfer and convey to U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, on behalf of the registered holders of Bear Stearns Asset Backed Securities I Trust 2006-PC1, Asset-Backed Certificates, Series 2006-PC1 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

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 20, 2017.

INTERCOUNTY JUDICIAL SALES CORPORATION

*Frederick S. Lappe*

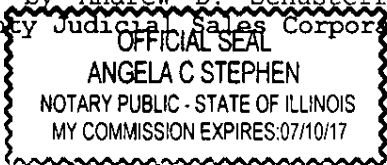
Attest

Secretary

*Andrew D. Schusteff*

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on April 20, 2017 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



*Angela C. Stephen*  
Notary Public

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

Exempt from tax under 35 ILCS 200/31-45(1) *Intercounty* April 20, 2017.

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 this Deed issued hereunder without affixing any transfer stamps, pursuant to court order entered on 4/19/2017 in Case #15 CH 14334.

JA

# UNOFFICIAL COPY

SPSF. 2428

Rider attached to and made a part of a Judicial Sale Deed dated April 20, 2017 from INTERCOUNTY JUDICIAL SALES CORPORATION to U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, on behalf of the registered holders of Bear Stearns Asset Backed Securities I Trust 2006-PC1, Asset-Backed Certificates, Series 2006-PC1 and executed pursuant to orders entered in Case No. 15 CH 14334.

LOT 312 IN THE THIRD ADDITION TO PACESETTER KNOLLCREST, HARRY M. QUINN MEMORIAL SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2908 Buttonwood Walk, Hazel Crest, IL 60429

P.I.N. 28-36-107-031-0000

Grantor's Name and Address:

INTERCOUNTY JUDICIAL SALES CORPORATION  
120 W. Madison Street  
Chicago, Illinois 60602  
(312) 444-1122

Grantee's Name and Address and Mail Tax Bills to:

Attention:

Grantee: U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, on behalf of the registered holders of Bear Stearns Asset Backed Securities I Trust 2006-PC1, Asset-Backed Certificates, Series 2006-PC1

Mailing Address:

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, on behalf of the registered holders of Bear Stearns Asset Backed Securities I Trust 2006-PC1, Asset-Backed Certificates, Series 2006-PC1  
c/o: Select Portfolio Servicing  
Tax Department  
3217 S. Decker Lake Dr.  
Salt Lake City, Utah 84119  
Phone: 866-876-5095

Mail to:

Kluever & Platt, LLC  
65 E. Wacker Pl., Suite 2300  
Chicago, Illinois 60601

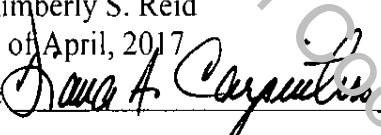
# UNOFFICIAL COPY

## 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 April 25, 2017

Signature:   
Agent

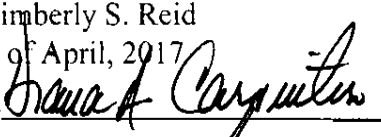
Subscribed and sworn to before me  
By the said Kimberly S. Reid  
This 25th day of April, 2017  
Notary Public 



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.

Date April 25, 2017

Signature:   
Agent

Subscribed and sworn to before me  
By the said Kimberly S. Reid  
This 25th day of April, 2017  
Notary Public 



**Note:** 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.

**UNOFFICIAL COPY****EXHIBIT****IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, CHANCERY DIVISION**

U.S. Bank NA, Successor Trustee to Bank of  
America, NA, Successor in Interest to LaSalle Bank  
NA. on Behalf of the Registered Holders of Bear  
Stearns Asset Back Securities I Trust 2006-PC1,  
Plaintiff,

Case: 15 CH 14334

Cal. #59

vs.

Property: 2908 Buttonwood Walk,  
Hazel Crest, IL 60429

Candelaria Iniguez, Vincente Iniguez aka Vicente  
Iniguez, Unknown Owners, Generally, and Non-  
Record Claimants,  
Defendants.

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION;  
CONFIRMING JUDICIAL SALE; FOR POSSESSION; AND FOR A PERSONAL  
DEFICIENCY JUDGMENT**

This cause comes to be heard on Plaintiff's Motion for Order Approving Report of Sale and Distribution; for Confirmation of the Judicial Sale; for Possession; and for a **Personal Deficiency Judgment against Candelaria Iniguez and Vincente Iniguez aka Vicente Iniguez in the amount of \$125,479.75** of the mortgaged real estate that is the subject of the above captioned matter and described below:

LOT 312 IN THE THIRD ADDITION TO PACESETTER KNOLLCREST, HARRY M. QUINN MEMORIAL SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 28-36-107-031-0000

COMMON ADDRESS: 2908 Buttonwood Walk, Hazel Crest, IL 60429

The real property that is the subject matter of this proceeding is a Single Family Residence.

That movant or movant's agent last inspected the real property: 3/7/2017.

Due notice of the motion having been given, the Court having examined the report and being fully advised in the premises, FINDS:

That the periods of redemption and reinstatement expired and no party redeemed or reinstated;

That there remains a deficiency due and owing to Plaintiff in the amount of \$125,479.75.

# UNOFFICIAL COPY

That this Court obtained personal jurisdiction over Candelaria Iniguez and Vincente Iniguez aka Vicente Iniguez.

The property is subject to a special right of redemption pursuant to 735 ILCS Sec. 5/15-1604 that expires thirty (30) days after the entry of this Order;

That all notices required by 735 ILCS 5/15-1507(c) were given;

That the sale was fairly and properly made;

That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the holder of the certificate of sale is entitled to a deed of conveyance and possession of the mortgaged real estate and that justice was done;

## IT IS THEREFORE ORDERED:

That the sale of the mortgaged real estate and the Report of Sale and Distribution filed by the Selling Officer are confirmed;

That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved; and

That the proceeds of the sale were insufficient to satisfy the judgment;

That a personal deficiency judgment is entered against Candelaria Iniguez and Vincente Iniguez aka Vicente Iniguez in the sum of \$125,479.75; with interest as provided by statute as provided by 735 ILCS 5/15-1508(e) and that execution may issue;

That upon confirmation and subsequent request by the holder of the certificate of sale, and provided that all required payments have been made pursuant to 735 ILCS 15-1507(a), the Selling Officer shall execute and deliver a deed sufficient to convey title to the successful bidder, its successors or assigns, or the Certificate Holder.

## IT IS FURTHER ORDERED:

That the holder of the certificate of sale, and its successors and assigns, is entitled to and shall have possession of the mortgaged real estate no sooner than ~~30~~<sup>30</sup> days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 15-1701, and; AM

That in the event possession is withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than ~~30~~<sup>30</sup> days from the entry of this Order Candelaria Iniguez and Vincente

AM


# UNOFFICIAL COPY

Iniguez aka Vicente Iniguez from the mortgaged real estate commonly known as 2908 Buttonwood Walk, Hazel Crest, IL 60429 without further Order of Court;

No occupants other than individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or an Order from the Forcible Entry and Detainer Court.

That the Municipality or County may contact the below with concerns about the real property:

**Grantee Name/ Mail Tax bills to:**

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, on behalf of the registered holders of Bear Stearns Asset Backed Securities Trust 2006-PC1, Asset-Backed Certificates, Series 2006-PC1  
c/o Select Portfolio Servicing  
Tax Department (Chris Wheeler)   
3217 S. Decker Lake Dr.  
Salt Lake City, Utah 84115  
Phone: 866-876-5095

**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.

A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

  
Judge

APR 19 2017

Dated: Circuit Court - 2102

Kluever & Platt, LLC  
65 East Wacker Place, Suite 2300  
Chicago, IL 60601  
(312)201-6679  
Firm ID #38413  
SPSF.2428