

# UNOFFICIAL COPY

FILE NO 8399

## 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 August 24, 2016, in Case No. 15 CH 11724, entitled THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWABS

2006-SD3) vs. SUBURBAN BANK & TRUST COMPANY AS SUCCESSOR TRUSTEE UTA DTD 5/17/76 KNOWN AS TRUST NO. 74-233, 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 November 30, 2016, does hereby grant, transfer, and convey to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWABS 2006-SD3)** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

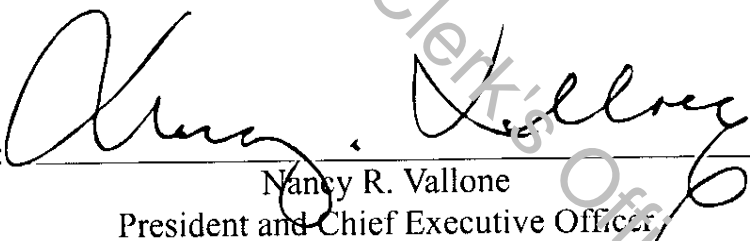
LOTS 19 AND 20 IN BLOCK 3 IN BURNHAM'S WEST HAMMOND SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK, COUNTY ILLINOIS.

Commonly known as 614 PRICE AVENUE A/K/A 614 PRICE STREET, CALUMET CITY, IL 60409

Property Index No. 30-08-316-030-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 25th day of April, 2017.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
President and Chief Executive Officer



Doc# 1712916102 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2017 03:10 PM PG: 1 OF 5

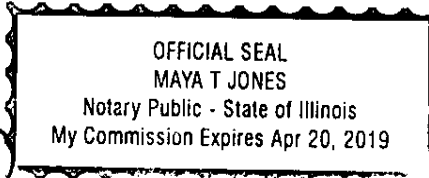
# UNOFFICIAL COPY

Judicial Sale Deed

Property Address: 614 PRICE AVENUE A/K/A 614 PRICE STREET, CALUMET CITY, IL 60409

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  
25th 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 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5/4/17  
Date

August R. Butera  
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: REGINA McANINCH  
Address: 7105 CORPORATE DRIVE  
PLANO TX 75024  
Telephone: 972-526-2203

Mail To:

McCalla Raymer Pierce, LLC  
One North Dearborn Street Suite 1300  
CHICAGO, IL, 60602  
(312) 476 5500  
Att No. 60489  
File No. 8399

# UNOFFICIAL COPY

## 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 | 28 | 20 17

SIGNATURE: *Map Noe*  
GRANTOR or AGENT

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

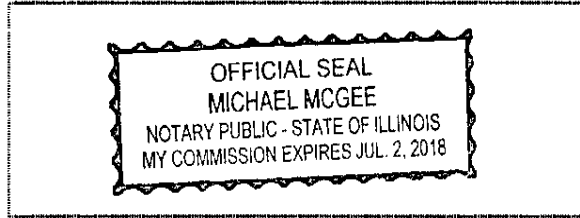
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent

On this date of: 28 | 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 | 28 | 20 17

SIGNATURE: *Map Noe*  
GRANTEE or AGENT

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

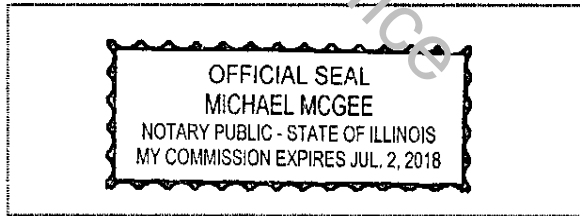
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 28 | 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)**

# UNOFFICIAL COPY

## EXHIBIT

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

THE BANK OF NEW YORK MELLON FKA THE BANK  
OF NEW YORK, AS TRUSTEE (CWABS 2006-SD3)

Plaintiff,

-v.-

15 CH 11724  
614 PRICE AVENUE A/K/A 614 PRICE STREET  
CALUMET CITY, IL 60409

SUBURBAN BANK & TRUST COMPANY AS  
SUCCESSOR TRUSTEE UTA DTD 5/17/76 KNOWN AS  
TRUST NO. 74-233, CITY OF CALUMET CITY, DEBRA  
SWEISTRIS, EDWARD NIKSICH, TERRY NIKSICH,  
UNKNOWN BENEFICIARIES OF SUBURBAN BANK &  
TRUST COMPANY AS SUCCESSOR TRUSTEE UTA DTD  
5/17/76 KNOWN AS TRUST NO. 74-233, UNKNOWN  
OWNERS AND NON RECORD CLAIMANTS, THOMAS  
QUINN, SPECIAL REPRESENTATIVE OF THE  
DECEASED MORTGAGOR, PAULA G. NIKSICH A/K/A  
PAULA NIKSICH

Calendar #57 JUDGE CURRY

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:

LOTS 19 AND 20 IN BLOCK 3 IN BURNHAM'S WEST HAMMOND SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK, COUNTY ILLINOIS.

Commonly known as 614 PRICE AVENUE A/K/A 614 PRICE STREET, CALUMET CITY, IL 60409

Property Index No. 30-08-316-030-0000.

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 gray, vinyl siding, single family home, no garage;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on December 13, 2016

IT IS THEREFORE ORDERED:

**UNOFFICIAL COPY****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 \$126,124.49 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: THE BANK OF NEW YORK MELLON  
 Contact: REGINA MCANINCH  
 Address: 7105 CORPORATE DRIVE  
 Plano, TX 75024  
 Telephone Number: (972) 526-1203

**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 DEBRA SWEISTRIS, EDWARD NIKSICH, TERRY NIKSICH from the premises commonly known as 614 PRICE AVENUE A/E/A 614 PRICE STREET, CALUMET CITY, IL, 60409

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 John J. Curry,**

**MAR 20 2017**

**Circuit Court - 2100**

McCalla Raymer Pierce, LLC  
 One North Dearborn Street Suite 1300  
 CHICAGO, IL 60602  
 (312) 476-5500  
 Email: pleadings@mccalla.com  
 Attorney File No. 8399  
 Attorney Code. 60489  
 Case Number: 15 CH 11724  
 TJSC#: 36-11043