

UNOFFICIAL COPY

FILE NO 2421

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 9, 2016, in Case No. 15 CH 17638, entitled ALLSTATE FINANCIAL SERVICES, INC. vs. ANDREA DEGANTE, 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 9, 2017, does hereby grant, transfer, and convey to **ALLSTATE FINANCIAL SERVICES, INC.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 46 IN BLOCK 16 IN H.O. STONE AND COMPANY'S WORLD'S FAIR ADDITION SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH AND SOUTH OF INDIAN BOUNDARY LINE ACCORDING TO PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT 10262949, IN COOK COUNTY, ILLINOIS.

Commonly known as 1745 NORTH 39TH AVENUE, STONE PARK, IL 60165

Property Index No. 15-04-110-001-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 9th day of May, 2017.

The Judicial Sales Corporation

By: _____

Nancy R. Vallone

President and Chief Executive Officer



1714322066D

Doc# 1714322066 Fee \$46.00

STAMP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

MAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/23/2017 03:29 PM PG: 1 OF 5

R

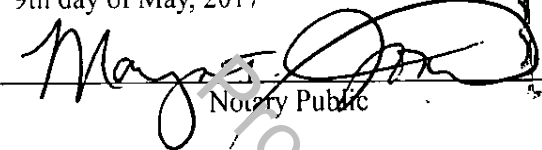
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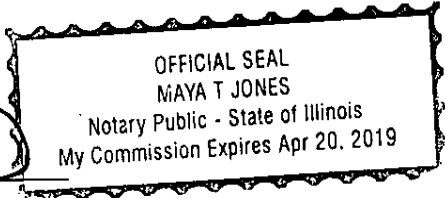
Judicial Sale Deed

Property Address: 1745 NORTH 39TH AVENUE, STONE PARK, IL 60165

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
9th day of May, 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.

Exempt under provision of Paragraph 1 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5-19-17 Ana Mencia
Date Buyer, Seller or Representative

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 15 CH 17638.

Grantor's Name and Address:
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

Grantee
Contact Name and Address: to mail tax bill to:
Allstate Financial Services
Contact: Abraham Khateb
Address: 1421 E. Cooley DR, Suite 3
Colton, CA 92324
Telephone: 909-889-5400

Mail To:

McCalla Raymer Leibert Pierce, LLC
One North Dearborn Street, Suite 1200
Chicago, IL, 60602
(312) 416 5500
Att No. 61256
File No. 2421

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EXHIBIT

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

ALLSTATE FINANCIAL SERVICES, INC.

Plaintiff,

-v.-

ANDREA DEGANTE, TEODORA DEGANTE

Defendants

15 CH 17638
1745 NORTH 39TH AVENUE
STONE PARK, IL 60165

Calendar #63 JUDGE CLEARY

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION,
ORDER FINDING PERSONAL DEFICIENCY

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 46 IN BLOCK 16 IN H.O. STONE AND COMPANY'S WORLD'S FAIR ADDITION SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH AND SOUTH OF INDIAN BOUNDARY LINE ACCORDING TO PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT 10262949, IN COOK COUNTY, ILLINOIS.

Commonly known as 1745 NORTH 39TH AVENUE, STONE PARK, IL 60165

Property Index No. 15-04-110-001-0000.

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 white, aluminum siding, single family home, two car attached garage;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on March 27, 2017

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;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

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Order Approving Report of Sale

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 a personal deficiency judgment entered in the sum of \$161,674.60 with interest thereon as by statute provided, against: ANDREA DEGANTE, TEODORA DEGANTE

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: ALLSTATE FINANCIAL SERVICES, INC. AFSI
Contact: Abraham Khatib
Address: 1421 E. Cooley Drive, Suite 3
Colton, CA 92324
Telephone Number: (909) 889-5400

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 ANDREA DEGANTE, TEODORA DEGANTE from the premises commonly known as 1745 NORTH 39TH AVENUE, STONE PARK, IL, 60165

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 recording of the Deed issued hereunder without affixing any transfer stamps.

Date: _____

ENTER:

Judge Gerald V. Cleary

MAY 08 2017

Circuit Court - 2147

McCalla Raymer Leibert Pierce, LLC
One North Dearborn Street, Suite 1200
Chicago, IL 60602
(312) 416-5500
Email: pleadings@mccalla.com
Attorney File No. 2421
Attorney Code. 60489
Case Number: 15 CH 17638
TJSC#: 36-14375

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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: 5/19/2017

SIGNATURE: Maef Nodge
GRANTOR or AGENT

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

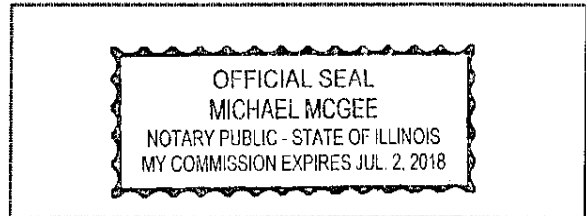
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent

On this date of: May 19, 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: 5/19/2017

SIGNATURE: Maef Nodge
GRANTEE or AGENT

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

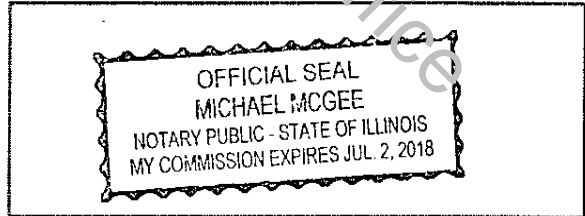
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: May 19, 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)**)