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JUDICIAL SALE DEED



1717916065I

Doc# 1717916065 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

MAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/29/2017 12:41 PM PG: 1 OF 6

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 January 26, 2017, in Case No. 13 CH 026682, entitled WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP

SECURITIZATION TRUST, SERIES 2015-1 vs. ALICIA CHAVEZ DE AVALOS, 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 April 28, 2017, does hereby grant, transfer, and convey to **WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP SECURITIZATION TRUST, SERIES 2015-1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THAT PART OF THE NORTH 143 FEET OF THE SOUTH 176.04 FEET OF THE EAST 157 FEET OF THE NORTH HALF OF BLOCK 50 IN DES PLAINES MANOR TRACT NO. 3 IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1911 AS DOCUMENT NUMBER 4795942 WHICH LIES WEST OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF PRAIRIE AVENUE, 83.42 FEET WEST OF THE EAST LINE OF SAID BLOCK, SOUTHEASTERLY ALONG A CURVE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 769.02 FEET FOR A DISTANCE OF 237.80 FEET TO A POINT; THENCE SOUTH ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, 76.80 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID BLOCK, EXCEPT THE SOUTH 65 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

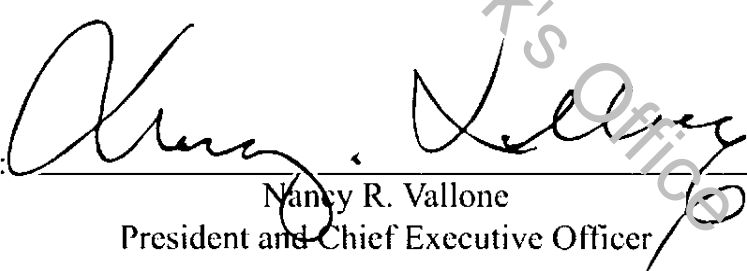
Commonly known as 726 S. WOLF ROAD, DES PLAINES, IL 60016

Property Index No. 09-18-408-039-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 21st day of June, 2017.

The Judicial Sales Corporation

BOX 70

Codilis & Associates, P.C. By: 

Nancy R. Vallone

President and Chief Executive Officer

Bw

UNOFFICIAL COPY FORECLOSURE SALE DEED

Property Address: 726 S. WOLF ROAD, DES PLAINES, IL 60016

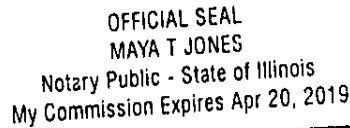
State of IL, County of COOK ss, I, Maya T Jones, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such 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

21st day of June, 2017



Notary Public



OFFICIAL SEAL
MAYA T JONES
Notary Public - State of Illinois
My Commission Expires Apr 20, 2019

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).

06-23-17
Date

Matthew Moses
Buyer, Seller or Representative

Matthew 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 13 CH 026682.

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:

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP
SECURITIZATION TRUST, SERIES 2015-1
440 S. LASALLE ST., 20TH FLOOR
Chicago, IL, 60605

Contact Name and Address:

Contact: GLEN BROOKS/ DARREN PEREZ- FAY SERVICING, LLC
Address: 440 S. LASALLE STREET, 20TH FLOOR
CHICAGO, IL 60605
Telephone: 800-495-7166
813-442-6824

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. 14-16-14012

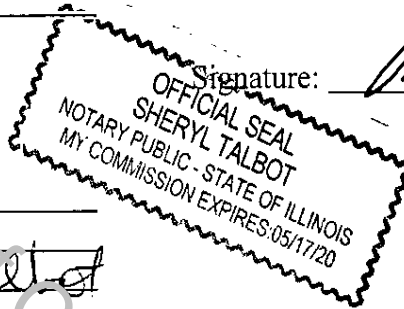
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File # 14-16-14012

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 June 23, 2017



Signature: Matthew Moses

Grantor or Agent

Subscribed and sworn to before me

By the said Agent

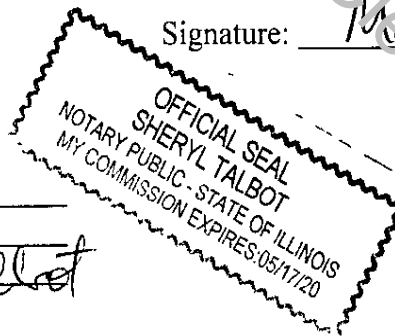
Date 6/23/2017

Notary Public Sheryl Talbot

Matthew 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 June 23, 2017



Signature: Matthew Moses

Grantee or Agent

Subscribed and sworn to before me

By the said Agent

Date 6/23/2017

Notary Public Sheryl Talbot

Matthew 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 61

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

WILMINGTON TRUST, NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT AS
TRUSTEE OF ARLP SECURITIZATION TRUST,
SERIES 2015-1
PLAINTIFF

No. 13 CH 026682

Vs.

Alicia Chavez De Avalos; Jose Avalos; Washington
Mutual Bank N/K/A JPMorgan Case Bank, N.A.;
Portfolio Recovery Associates, LLC
DEFENDANTS

726 S. Wolf Road
Des Plaines, IL 60016

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:

THAT PART OF THE NORTH 143 FEET OF THE SOUTH 176.04 FEET OF THE EAST 157 FEET OF THE NORTH HALF OF BLOCK 50 IN DES PLAINES MANOR TRACT NO. 3 IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1911 AS DOCUMENT NUMBER 4795942 WHICH LIES WEST OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF PRAIRIE AVENUE, 83.42 FEET WEST OF THE EAST LINE OF SAID BLOCK SOUTHEASTERLY ALONG A CURVE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 769.02 FEET FOR A DISTANCE OF 237.80 FEET TO A POINT; THENCE SOUTH ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, 76.80 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID BLOCK, EXCEPT THE SOUTH 65 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

Commonly known as: 726 S. Wolf Road , Des Plaines, IL 60016

Property Index Number: 09-18-408-039-0000

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;

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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 Residential;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 03/24/2017;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Glen Brooks/Darren Perez, 440 S LaSalle Street
20th Floor
Chicago, IL 60605, 1-800-495-7166

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 \$192,600.91 with the interest thereon as by statute provided against; Alicia Chavez De Avalos; Jose Avalos

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 the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date 30 days () after entry of this order against Alicia Chavez De Avalos; Jose Avalos; Washington Mutual Bank N/K/A JPMorgan Case Bank, N.A.; Portfolio Recovery Associates, LLC, 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:

Alicia Chavez De Avalos; Jose Avalos at the subject property commonly known as:

726 S. Wolf Road
Des Plaines, IL 60016

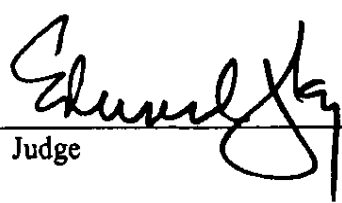
30 days after entry of this order.

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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.

ENTER: 
Judge

DATED: _____

Judge Edward J. King

JUN 16 2017

Circuit Court - 2124

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-16-14012

Property of Cook County Clerk's Office