

UNOFFICIAL COPY



1719816061D

Doc# 1719816061 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/17/2017 12:30 PM PG: 1 OF 7

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 February 1, 2017, in Case No. 16 CH 011666, entitled CIT BANK, N.A. vs. UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, 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 May 3, 2017, 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 6 IN BLOCK 3 IN LAWN HEIGHTS SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF THE EAST 2/10 OF LOT 1 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 AND THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 8920 S. 50TH AVENUE, OAK LAWN, IL 60453

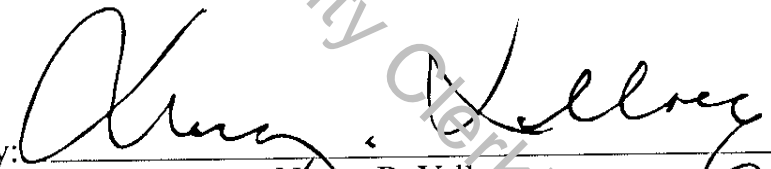
Property Index No. 24-04-221-018-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 5th day of July, 2017.

The Judicial Sales Corporation

BOX 70

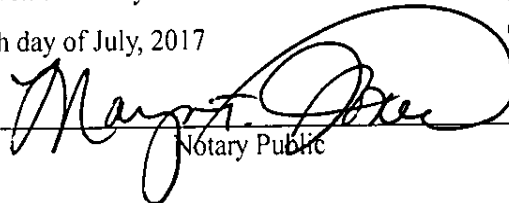
Codilis & Associates, P.C.

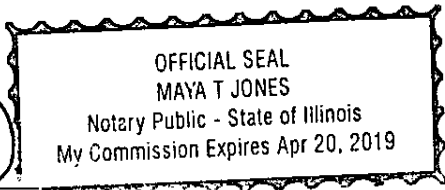
By: 
Nancy R. Vallone
President and Chief Executive Officer

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

5th day of July, 2017


Notary Public



Ru

UNOFFICIAL COPY

JUDICIAL SALE DEED

Property Address: 8920 S. 50TH AVENUE, OAK LAWN, IL 60453

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

07-07-17
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 16 CH 011666.

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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment
P.O. Box 650043
Dallas, TX, 75265-0043

Contact Name and Address:

Contact: JOHN THIBAudeau - Federal National Mortgage Association
Address: 14221 Dallas Parkway, #1000 - International Plaza II
Dallas, TX 75254
Telephone: 800-732-6643

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. 14-16-10722

Property of Cook County Clerk's Office

UNOFFICIAL COPY


File # 14-16-10722

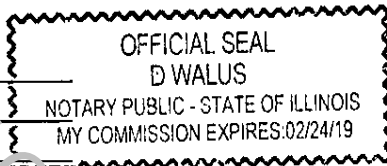
STATEMENT BY GRANTOR AND GRANTEE

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 July 7, 2017

Signature: 
Grantor or Agent

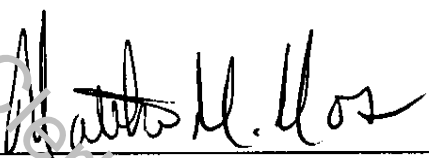
Subscribed and sworn to before me
By the said Agent
Date 7/7/2017
Notary Public 

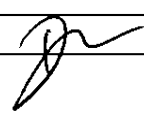


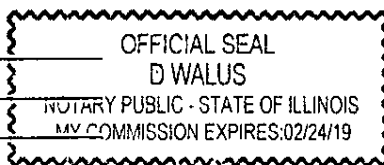
Matthew Moses
ARDC# 6278082

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 July 7, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 7/7/2017
Notary Public 



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.)

UNOFFICIAL COPY

Calendar Number 64

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISIONCIT Bank, N.A.
PLAINTIFF

Vs.

United States of America - Department of Housing and
Urban Development; Unknown Owners and Nonrecord
Claimants; Unknown Heirs and Legatees of Agnes A.
Viles, William P. Butcher, as Special Representative for
Agnes A. Viles (deceased)
DEFENDANTS

No. 16 CH 011666

8920 S. 50th Avenue
Oak Lawn, IL 604538030
9420**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 6 IN BLOCK 3 IN LAWN HEIGHTS SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF THE EAST 2/10 OF LOT 1 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 AND THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 8920 S. 50th Avenue, Oak Lawn, IL 60453

Property Index Number: 24-04-221-018-0000

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;

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 05/03/2017;

UNOFFICIAL COPY

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through John Thibaudeau, 14221 Dallas Parkway, Suite 1000 International Plaza II, Dallas, TX 75254, 1-800-7FANNIE

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 an IN REM deficiency Judgment entered in the sum of \$18,621.50 with interest thereon by statute provided, against the subject property;
5. That any 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 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 the 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 United States of America - Department of Housing and Urban Development; William P. Butcher, as Special Representative for Agnes A. Viles (deceased), 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:

at the subject property commonly known as:

8920 S. 50th Avenue
Oak Lawn, IL 60453

30 days after 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.

UNOFFICIAL COPY

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: Patricia S. Spratt
Judge

DATED: _____

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-16-10722

Judge Patricia S. Spratt

JUN 22 2017

Circuit Court - 2146

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

Date: *Dorothy Brown*
DOROTHY BROWN JUL 13 2017

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

