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Doc#: 1720515061 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2017 10:06 AM Pg: 1 of 5

Dec ID 20170701694740

9068

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 September 14, 2016, in Case No. 15 CH 8675, entitled WELLS FARGO BANK, NA vs. DIANE ONIK A/K/A DIANE A ONIK, A/K/A DIANE KOZNEY, 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(e) by said grantor on January 30, 2017, does hereby grant, transfer, and convey to **WELLS FARGO BANK, NA** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

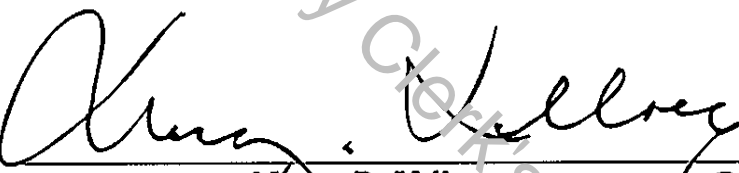
LOT 7 IN BLOCK 49 IN MOUNT FOREST SUBDIVISION IN THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ARCHER AVENUE IN COOK COUNTY, ILLINOIS.

Commonly known as 504 MAPLE AVENUE, Willow Springs, IL 60480

Property Index No. 18-33-419-003-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 11th day of July, 2017.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

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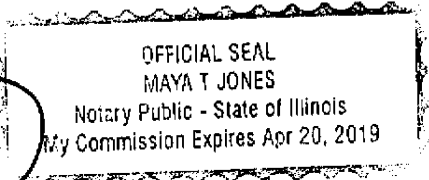
JUDICIAL SALE DEED

Property Address: 504 MAPLE AVENUE, Willow Springs, IL 60480

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

11th day of July, 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).

7/11/17
Date

August R. Butera
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 8675.

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

Quante
Contact Name and Address:

*Mail tax bills to
Drew Hokensee
Wells Fargo Bank NA
1. Home Campus
Des Moines IA 50328
414-214-9270*

Contact:
Address:
Telephone:

Mail To:

McCalla Raymer Leibert Pierce, LLC
One North Dearborn Street, Suite 1200
Chicago, IL, 60602
(312) 416 5500
Att No. 61256
File No. 9068

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EXHIBIT

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

WELLS FARGO BANK, NA

Plaintiff,

-v.-

DIANE ONIK A/K/A DIANE A ONIK, A/K/A DIANE
KOZNEY, UNITED STATES OF AMERICA, SECRETARY
OF HOUSING AND URBAN DEVELOPMENT, VILLAGE
OF WILLOW SPRINGS, UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS

Defendants

15 CH 8675

504 MAPLE AVENUE
Willow Springs, IL 60480

Calendar #64 JUDGE SPRATT

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF IMMEDIATE POSSESSION

This cause comes to be heard on Plaintiff's motion for the entry of an Order Approving the Report of Sale and Distribution, an Order of Immediate Possession, and confirming the sale of the premises, which are the subject of the matter captioned above and described as:

LOT 7 IN BLOCK 49 IN MOUNT FOREST SUBDIVISION IN THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ARCHER AVENUE IN COOK COUNTY, ILLINOIS.

Commonly known as 504 MAPLE AVENUE, Willow Springs, IL (0480)

Property Index No. 18-33-419-003-0000.

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, through Auction.com, 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 single family home;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on March 22, 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;

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure

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Order Approving Report of Sale

and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$48,631.65 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 immediately 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:	WELLS FARGO BANK, NA
Contact:	DREW HOHENSEE
Address:	1 HOME CAMPUS DES MOINES, IA 50328
Telephone Number:	(414) 214-9270

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 immediate possession of the premises effective upon the entry of this order;

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

McCalla Raymer Leibert Pierce, LLC
 One North Dearborn Street, Suite 1200
 Chicago, IL 60602
 (312) 416-5500
 Email: pleadings@mccalla.com
 Attorney File No. 9068
 Attorney Code. 61256
 Case Number: 15 CH 8675
 TJSC#: 36-13434

Judge Patricia S. Spratt

JUN 27 2017

Circuit Court - 2146

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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: 7/18/2017

SIGNATURE: [Signature]
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: Michael McGee

By the said (Name of Grantor): Agent

On this date of: 7/18/2017

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: 7/18/2017

SIGNATURE: [Signature]
GRANTEE or AGENT

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

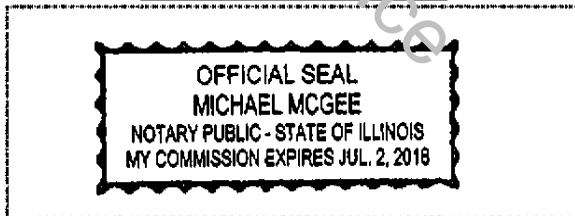
Subscribed and sworn to before me, Name of Notary Public: Michael McGee

By the said (Name of Grantee): Agent

On this date of: 7/18/2017

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)**)