

# UNOFFICIAL COPY

Doc#: 1722901080 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2017 10:08 AM Pg: 1 of 5

Dec ID 20170801608509

8295

## 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 December 1, 2016, in Case No. 12 CH 13762, entitled U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST vs. HUDA

HALEEM, 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 11, 2017, does hereby grant, transfer, and convey to U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


**LOT 4 IN BLOCK 3 IN PALOS DELLS, A SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 12423 SOUTH SEMINOLE ROAD, PALOS PARK, IL 60464

Property Index No. 23-26-307-001-0000

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

**The Judicial Sales Corporation**

By:   
Nancy R. Vallone  
President and Chief Executive Officer

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## JUDICIAL SALE DEED

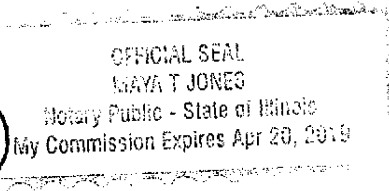
Property Address: 12423 SOUTH SEMINOLE ROAD, PALOS PARK, IL 60464

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

8/8/17  
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 12 CH 13762.

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:

*mail tax bills to  
Kim Stewart  
US Bank NA  
800 Maryland St.  
Aurora, IL 60401  
708-552-5801*

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. 8295

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## EXHIBIT

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

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSP9  
MASTER PARTICIPATION TRUST

Plaintiff,

-v.-

HUDA HALEEM, NOUF MAHDI A/K/A NOUF A. MAHDI,  
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Defendants

12 CH 13762

12423 SOUTH SEMINOLE ROAD  
PALOS PARK, IL 60464

Calendar #59 JUDGE LOFTUS

**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 4 IN BLOCK 3 IN PALOS DELLS, A SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 12423 SOUTH SEMINOLE ROAD, PALOS PARK, IL 60464

Property Index No. 23-26-307-001-0000.

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 two story single family home with an attached garage;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 6/20/17

**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 and Sale and the date of sale are approved;

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## Order Approving Report of Sale

That there shall be a personal deficiency judgment entered in the sum of \$474,563.77 with interest thereon as by statute provided, against: HUDA HALEEM

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: U.S. BANK NATIONAL ASSOCIATION  
 Contact: KIM STEWART, ASS'T VP  
 Address: 800 MORELAND ST  
 OWENSBORO, KY 42301  
 Telephone Number: (270) 852-5801

**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 day 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 HUDA HALEEM, NOUF MAHDI A/K/A NOUF A. MAHDI from the premises commonly known as 12423 SOUTH SEMINOLE ROAD, PALOS PARK, IL, 60464

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

Judge Anna M. Loftus  
 AUG 31 2017  
 Circuit Clerk's Office

McCalla Raymer Leibert Pierce, LLC  
 One North Dearborn Street, Suite 1200  
 Chicago, IL 60602  
 (312) 416-5500  
 Email: pleadings@mccalla.com  
 Attorney File No. 8295  
 Attorney Code. 61256  
 Case Number: 12 CH 13762  
 TJSC#: 37-1795

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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: 8/10/2017

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:

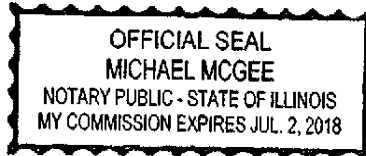
Michael McGee

By the said (Name of Grantor): [Signature]

AFFIX NOTARY STAMP BELOW

On this date of: 8/10/2017

NOTARY SIGNATURE: Michael McGee



### 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: 8/10/2017

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:

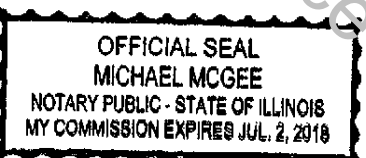
Michael McGee

By the said (Name of Grantee): [Signature]

AFFIX NOTARY STAMP BELOW

On this date of: 8/10/2017

NOTARY SIGNATURE: Michael McGee



### 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)**)