

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2017 09:07 AM Pg: 1 of 5

Dec ID 20170801608316

10465

## 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 June 22, 2016, in Case No. 11 CH 13207, entitled WELLS FARGO BANK, NA vs. LAWRENCE ROLLINS AKA

LAWRENCE ROLLINS JR, 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 October 21, 2016, 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 14 IN CRICKET HILL SECOND ADDITION A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Commonly known as 623 DEPAUL AVENUE, MATTESON, IL 60443

Property Index No. 31-16-313-011-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 3rd day of August, 2017.

The Judicial Sales Corporation

By:

  
Nancy R. Vallone  
President and Chief Executive Officer

**UNOFFICIAL COPY****JUDICIAL SALE DEED**

Property Address: 623 DEPAUL AVENUE, MATTESON, IL 60443

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

3rd day of August, 2017

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

*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).

8/8/17  
Date

*[Signature]*  
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 11 CH 13207.

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:

Contact:

Address:

Telephone:

mail Tax bills to:  
Drew Hokensee

Wells Fargo Bank NA

1 Home Campus

Des Moines IA 50328

414-214-9270

Mail To:

McCalla Raymer Leibert Pierce, LLC  
One North Dearborn Street, Suite 1200  
Chicago, IL, 60602  
(312) 416 5500  
Att No. 61256  
File No. 10465

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## EXHIBIT

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

WELLS FARGO BANK, NA

Plaintiff,

-v.-

11 CH 13287  
623 DEPAUL AVENUE  
MATTESON, IL 60443

LAWRENCE ROLLINS AKA LAWRENCE ROLLINS JR,  
LIBA ROLLINS, PORTFOLIO RECOVERY ASSOCIATES,  
LLC, WORLDWIDE ASSET PURCHASING, LLC,  
VILLAGE OF MATTESON

Calendar #62 JUDGE BRENNAN, D.

Defendants

#### 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 14 IN CRICKET HILL SECOND ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

Commonly known as 623 DEPAUL AVENUE, MATTESON, IL 60443

Property Index No. 31-16-313-011-0000.

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(e) 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 brick, single family house; attached 1 car garage;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on February 18, 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 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 5/15-1309, 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:

Grantor 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 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; 60

That the Sheriff of Cook County is directed to evict and dispossess LAWRENCE ROLLINS AKA LAWRENCE ROLLINS JR, LISA ROLLINS from the premises commonly known as 623 DEPAUL AVENUE, MATTESON, IL, 60443

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 Mortgagee;

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: \_\_\_\_\_

McCalla Raymer Pierce, LLC  
 One North Dearborn Street Suite 1300  
 CHICAGO, IL 60602  
 (312) 476-5300  
 Email: pleadings@pierceservices.com  
 Attorney File No. 10465  
 Attorney Code. 60489  
 Case Number: 11 CH 13207  
 TJSCN: 36-8114

Judge  
 Judge Daniel Patrick Brennan  
 JUL 29 2017  
 Circuit Court 1932

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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: \_\_\_\_\_

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: 8/10/2017

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL  
MICHAEL MCGEE  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES JUL. 2, 2018

### 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: \_\_\_\_\_

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: 8/10/2017

NOTARY SIGNATURE: \_\_\_\_\_

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL  
MICHAEL MCGEE  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES JUL. 2, 2018

### 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)

rev. on 10.17.2016