

UNOFFICIAL COPY

2017-04188-F F17060087

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 16, 2016, in Case No. 15 CH 16656, entitled FIFTH THIRD MORTGAGE COMPANY vs. JUAN M. VILLICANA, 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 December 19, 2016, does hereby grant, transfer, and convey to **FEDERAL HOME LOAN MORTGAGE CORPORATION, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

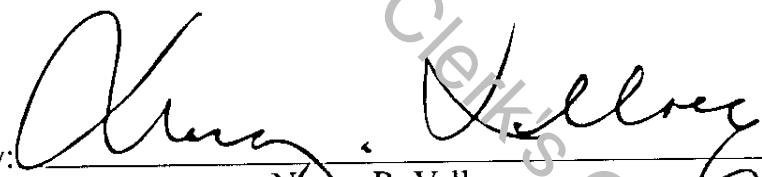
UNIT 6662-03 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PEBBLEWOOD COURT CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0702906027, AND AS AMENDED FROM TIME TO TIME, IN PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Commonly known as 6662 SCOTT LANE, UNIT 3, Hanover Park, IL 60133

Property Index No. 06-36-313-043-1083 (06-36-313-026, 06-36-313-034, 06-36-313-035, 06-36-313-036 AND 06-36-313-037 UNDERLYING PINS)

Grantor has caused its name to be signed to those present by its President and CEO on this 30th day of August, 2017.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer



1726355118D

Doc# 1726355118 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2017 02:19 PM PG: 1 OF 6

PREMIER TITLE

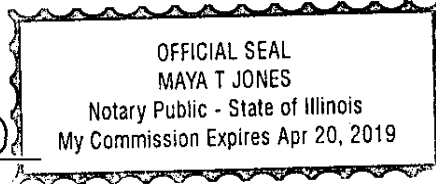
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JUDICIAL SALE DEED

Property Address: 6662 SCOTT LANE, UNIT 3, Hanover Park, IL 60133

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
30th 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 L Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

9/18/17
Date
Stephanie...
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 16656.

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 HOME LOAN MORTGAGE CORPORATION, by assignment
5001 KINGSLEY DR
CINCINNATI, OH, 45227

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

Contact Name and Address:

Contact: *Dawna West*
Address: *Griffith Madisonville OP Center*
Cincinnati, OH 45227
Telephone: *(513) 358-5558*

No City/Village Municipal Exempt Stamp or Fee required per the attached Certified Court Order Approving Sale marked Exhibit A.

Mail To:

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Road, Suite 120
NAPERVILLE, IL, 60563
(630) 453 6960
Att No. 58852
File No. F17060087

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A-

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISIONFIFTH THIRD MORTGAGE COMPANY,
Plaintiff(s),

vs.

JUAN M. VILICANA, PEBBLEWOOD COURT
CONDOMINIUM ASSOCIATION,
Defendant(s).Case No. 15 CH 16656
Calendar 576662 SCOTT LANE, UNIT 3
HANOVER PARK, IL 60133**ORDER CONFIRMING SALE**

NOW COMES Nancy Vallone, Supervisor of Sales of The Judicial Sales Corporation, and files herein her Report of Sale and Distribution of the proceeds of Sale of the premises involved herein.

The Court finds that The Judicial Sales Corporation has, in all things, proceeded in accordance with all the terms of the Judgment heretofore entered in making the Sale of the premises involved herein and in distributing the proceeds derived from said Sale;

The Court further finds that the subject property is improved by a Condominium, and was last inspected by the Plaintiff or its agents on September 25, 2016; and

The Court further finds that the proceeds of Sale of said premises were in the sum of THIRTY-TWO THOUSAND SEVENTY-THREE AND 00/100, (\$32,073.00) and that The Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$350.00.

Municipality may contact the below with concerns about the real property:
Holder of the Certificate of Sale: PLAINTIFF
CONTACT FEDERAL NATIONAL MORTGAGE ASSOCIATION
ADDRESS 14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254
TELEPHONE NUMBER: 800-732-6643

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That said Sale of the premises included herein by The Judicial Sales Corporation and the distribution by them of the proceeds of Sale and their Report of Sale and Distribution be and they are hereby in all respects approved, ratified and confirmed.

IT IS FURTHER ORDERED that an Order of Possession be and is hereby entered. The Sheriff of Cook County be and is hereby directed to evict only the Defendants, JUAN M. VILICANA, PEBBLEWOOD COURT CONDOMINIUM ASSOCIATION, from the premises described as the following:

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UNIT 6662-03 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PEBBLEWOOD COURT CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0702906027, AND AS AMENDED FROM TIME TO TIME, IN PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6662 SCOTT LN., UNIT 3, HANOVER PARK, IL 60133
P.I.N. 06-36-313-043-1083 (06-36-313-026, 06-36-313-034, 06-36-313-035, 06-36-313-036 AND 06-36-313-037 UNDERLYING PINS)

and place in possession Plaintiff, FIFTH THIRD MORTGAGE COMPANY. No occupant of the property not specifically named in the caption may be evicted pursuant to this Order without a Supplemental Order for Possession or an Order of Possession pursuant to a Forcible Entry and Detainer Complaint. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701(d).

Pursuant to 735 ILCS 5/15-1604(a), JUAN M. VILICANA, shall have thirty (30) days from the entry of this order to exercise the special right to redeem the mortgage.

IT IS FURTHER ORDERED that The Judicial Sales Corporation be and is hereby ordered, upon presentation by the successful bidder of the duly issued Certificate of Sale, to immediately issue a Judicial Deed for the subject premises to the successful bidder. All claims of parties to the foreclosure are hereby terminated and barred pursuant to 735 ILCS 5/15-1509 (c).

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 Judicial Deed issued hereunder without any exemption stamps.

The Court further find that under said Judgment, there remains a deficiency balance, and an In-Personam Judgment is hereby entered against JUAN M. VILICANA in the sum of \$109,144.16.

Plaintiff shall send a copy of this Order to the Defendants by regular mail within seven (7) days.

ENTERED:

JUDGE

Attorney No. 18837
LAW OFFICES OF IRA T. NEVEL, LLC
Attorney for Plaintiff
Ira T. Nevel
Timothy R. Yuell
Greg Elsnic
Richard Drezek
Nathan J. Bulkema
Aaron Nevel
175 North Franklin St. Suite 201
Chicago, Illinois 60608
(312) 357-1125
Pleadings@nevellaw.com
SL
15-02660

Judge Patricia S. Spratt

MAY 04 2017

Circuit Court - 2146

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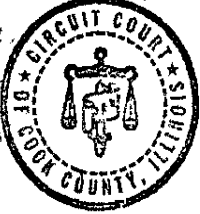
Property of Cook County Clerk's Office

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

DOROTHY BROWN AUG 18 2017

Date *Dorothy Brown*

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



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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 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 9/18/17

Signature: [Signature] Grantor or Agent
Stephne Lazarz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 18, day of Sept., 2017
Notary Public [Signature]



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.

Signature: [Signature] Grantee or Agent
Stephne Lazarz
Legal Assistant
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This 18, day of Sept., 2017
Notary Public [Signature]

