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16-006250 F19

JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on November 29, 2016 in Case No. 16 CH 3737 entitled CitiMortgage Inc. vs. Maryann Flores aka Maryann Kopca and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on March 9, 2017, does hereby grant, transfer and convey to Federal National Mortgage Association the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc# 1727222051 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/29/2017 04:18 PM PG: 1 OF 7

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this April 24, 2017.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Frederick S. Lappe
Secretary

Andrew D. Schusteff
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on April 24, 2017 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



Angela C. Stephen
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) AS, April 24, 2017.

*JA

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Rider attached to and made a part of a Judicial Sale Deed dated April 24, 2017 from INTERCOUNTY JUDICIAL SALES CORPORATION to Federal National Mortgage Association and executed pursuant to orders entered in Case No. 16 CH 3737.

Lot 11 in Block 7 in Beverly fields a subdivision of the West 1/2 of the Northeast 1/4 of Section 19, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 11354 South Nashville Avenue, Worth, IL 60482



P.I.N. 24-19-219-023-0000

GRANTEE'S CONTACT INFORMATION/MAIL TAX BILLS TO:

Federal National Mortgage Association
14221 Dallas Parkway
Suite 1000
Dallas, Texas 75254

RETURN TO:

Manley Deas Kochalski LLC
DEEDS
PO BOX 165028
Columbus, Ohio 43272-7101

REAL ESTATE TRANSFER TAX		02-Oct-2017
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
24-19-219-023-0000		20170501651719 0-039-541-696

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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 September 29th, 2017

Signature: K. Coles
Grantor or Agent

Subscribed and sworn to before me
By the said AGENT
This 29 day of September, 2017
Notary Public J. Travis



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.

Date September 29th, 2017

Signature: K. Coles
Grantee or Agent

Subscribed and sworn to before me
By the said AGENT
This 29 day of September, 2017
Notary Public J. Travis



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

P.I.N.#: 24-19-219-023-0000

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Atty. No.: 48928

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

CitiMortgage, Inc.

Plaintiff,

vs.

Unknown Owners and Non-Record Claimants;
Maryann Flores, AKA Maryann Kopca;
William A. Kopca; Christine Almashi; Frank
Kopca; Steven Kopca; Unknown Heirs and
Legatees of William S. Kopca, deceased; Julie
Fox, as special representative to William S.
Kopca, deceased

Defendants.

Case No. 2016-CH-03737

11354 South Nashville Avenue,
Worth, IL 60482Judge Michael F. Otto
Cal 61**ORDER CONFIRMING REPORT OF SALE AND DISTRIBUTION, AND FOR
POSSESSION, AND IN REM DEFICIENCY**

This matter is before the court on Plaintiff's motion for the entry of an order confirming the report of sale and distribution filed by the Selling Officer appointed by this Court. Having examined the Report of Sale and Distribution,

THE COURT HEREBY FINDS:

The Selling Officer has proceeded in accordance with the terms of this Court's Judgment. Said sale was fairly and properly made, and the proceeds derived therefrom were properly distributed, but were not sufficient to pay in full the amount due the Plaintiff, leaving an in rem deficiency of \$27,734.63.

The last inspection of the subject premises was conducted on December 19, 2016.

Based upon said inspection, the subject premises have been identified as an occupied single-family home.

The Defendants William S. Kopca, Unknown Owners and Non-Record Claimants, Maryann Flores, AKA Maryann Kopca, William A. Kopca, Christine Almashi, Frank Kopca, Steven Kopca, and Unknown Heirs and Legatees of William S. Kopca, deceased are the only defendants joined in their individual capacities.

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Municipality or County May contact the below for concerns about the real property:

Successful Purchaser: CitiMortgage, Inc.

Contact: Julie Kohn

Address: c/o CitiMortgage, Inc., 1000 Technology Drive, Mail Station 140, O'Fallon, Missouri
63368-2239

Telephone: 877-245-2514 Option 3

IT IS HEREBY ORDERED:

The court hereby approves and confirms the sale of the Property involved herein by said Selling Officer, the distribution of the proceeds of sale, the issuance of the Certificate of Sale and Report of Sale and Distribution of Proceeds of Sale.

Upon request by the successful bidder, Selling Officer shall execute and deliver to the successful bidder, pursuant to 735 ILCS 5/15-1509, a deed sufficient to convey title provided that all required payments have been made. The Deed to be issued hereunder is exempt from any and all transfer taxes, county, local/municipal and state and the County Recorder of Deeds is ordered to immediately record the Deed issued hereunder without affixing any transfer or exemption stamps whatsoever.

CitiMortgage, Inc. is entitled to possession of the subject premises, more specifically identified and described as follows:

Lot 11 in Block 7 in Beverly fields a subdivision of the West 1/2 of the Northeast 1/4 of Section 19, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 24-19-219-023-0000

Commonly known as 11354 South Nashville Avenue, Worth, IL 60482

IT IS FURTHER ordered that said Property is subject to a special right of redemption for 30 days after the entry of this order which will allow Defendant to redeem by payment of the sale price plus all additional costs and expenses incurred by the mortgagee as set forth in the Report of Sale and confirmed by the court, together with interest at the statutory rate from the date the purchase price was paid or credited as an offset. If said redemption occurs, there will remain an IN REM deficiency in the amount of \$27,734.63, with the same lien priorities as to the underlying mortgage herein foreclosed, without any rights of homestead.

Effective 30 days after the entry of this order, the Sheriff of Cook County is directed to evict and dispossess the following named Defendants Maryann Flores, AKA Maryann Kopca, William A. Kopca, Christine Almashi, Frank Kopca, Steven Kopca and Unknown Heirs and Legatees of William S. Kopca, deceased, from the subject premises.

No occupants other than those defendants named herein may be evicted from the premises without further order of the court.

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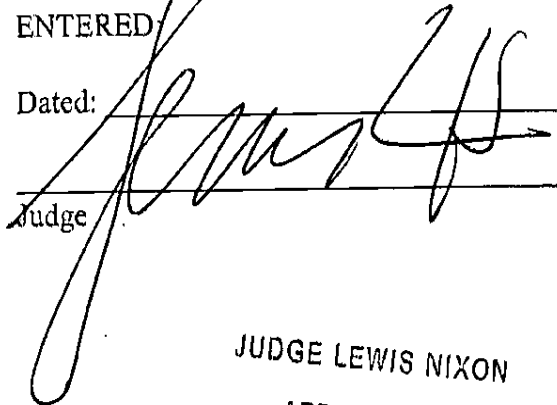
A copy of this Order shall be sent to the last known address of the mortgagor and all Defendants via regular mail within 7 days of the entry of this Order.

Shanna L. Bacher
Manley Deas Kochalski LLC
One East Wacker, Suite 1250
Chicago, IL 60601
Phone: 312-651-6700; Fax: 614-220-5613
Atty. No.: 48928
Email: MDKIllinoisFilings@manleydeas.com

ENTERED

Dated:

Judge



JUDGE LEWIS NIXON
APR 19 2017
Circuit Court - 1840

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

COOK COUNTY RECORDER OF DEEDS

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

Date **DOROTHY BROWN** SEP 29 2017

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

