

# UNOFFICIAL COPY

Doc#: 1727646147 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/03/2017 10:44 AM Pg: 1 of 5

Dec ID 20171001632401

10514

## 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 January 10, 2017, in Case No. 15 CH 8440, entitled WELLS FARGO BANK, NA vs. CATHY LARA A/K/A CATHERINE R LARA, 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 July 12, 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 22 IN NORMANDY VILLA ADDITION, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1957 AS DOCUMENT NO. 16964202, IN COOK COUNTY, ILLINOIS.**


Commonly known as 133 SOUTH MAYFAIR PLACE, CHICAGO HEIGHTS, IL 60411

Property Index No. 32-08-407-012-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 20th day of September, 2017.

**The Judicial Sales Corporation**

By: \_\_\_\_\_

  
Nancy R. Vallone  
President and Chief Executive Officer

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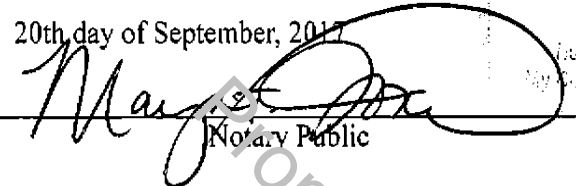
## JUDICIAL SALE DEED

Property Address: 133 SOUTH MAYFAIR PLACE, CHICAGO HEIGHTS, IL 60411

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

20th day of September, 2017

  
Notary Public

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

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).

9/28/17  
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 15 CH 8440.

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 bill to:  
Drew Hohensee  
Contact: Wells Fargo Bank NA  
Address: 1 Home Campus  
Des Moines IA 50328  
Telephone: 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. 10514

**UNOFFICIAL COPY****EXHIBIT****IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION****WELLS FARGO BANK, NA**

Plaintiff,

-v.-

**CATHY LARA A/K/A CATHERINE R LARA**

Defendants

15 CH 8440

133 SOUTH MAYFAIR PLACE  
CHICAGO HEIGHTS, IL 60411

Calendar #60 JUDGE SULLIVAN

**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 22 IN NORMANDY VILLA ADDITION, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1957 AS DOCUMENT NO. 16964202, IN COOK COUNTY, ILLINOIS.

Commonly known as 133 SOUTH MAYFAIR PLACE, CHICAGO HEIGHTS, IL 60411

Property Index No. 32-08-407-012-0000.

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 with no garage;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on August 2, 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 and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$94,218.17 with interest thereon as by statute provided, against the subject property

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## Order Approving Report of Sale

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: 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 ~~30 days~~ September 11, 2017 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 CATHY LARA A/K/A CATHERINE R LARA from the premises commonly known as 133 SOUTH MAYFAIR PLACE, CHICAGO HEIGHTS, IL, 60411

~~The Sheriff cannot evict until 30 days after the entry of this order.~~ cannot evict until September 11, 2017

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.

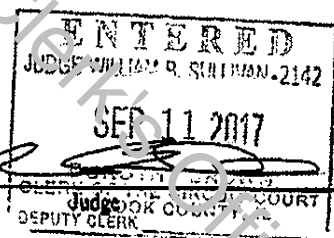
The Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor;

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:

*[Handwritten Signature]*



McCallia Raymer Pierce, LLC  
One North Dearborn Street Suite 1300  
CHICAGO, IL 60602  
(312) 476-5500  
Email: [pleadings@mccalia.com](mailto:pleadings@mccalia.com)  
Attorney File No. 10514  
Attorney Code. 60489  
Case Number: 15 CH 8440  
TJSC#: 37-3337

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## STATEMENT BY GRANTOR AND GRANTEE

#10514

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 29, 2017

Signature: \_\_\_\_\_  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_ Agent  
This 29, day of September, 2017  
Notary Public Michael McGee

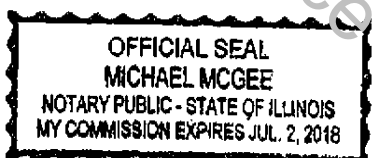


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 29, 2017

Signature: \_\_\_\_\_  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_ Agent  
This 29, day of September, 2017  
Notary Public Michael McGee



**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.)