

1.70138

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SHERIFF'S DEED

1 of 1 F12070491 2012-06681-PT
 THE GRANTOR, SHERIFF OF COOK COUNTY, ILLINOIS, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois on February 21, 2013 in Case No. 12 CH 33609 entitled Wells Fargo Bank, NA v. Charletha M. Talley aka Charletha Talley, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on August 9, 2017, does hereby grant, transfer and convey to Wells Fargo Bank, N.A., the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



Doc# 1727949079 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/06/2017 03:24 PM PG: 1 OF 6

Legal: LOT 24 IN M. M. DOWN'S ADDITION TO CALUMET CITY, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 88 Luella Avenue, Calumet City, Illinois 60409

P.I.N.: 29-01-418-022-0000

Dated this _____ day of SEP 22 2017, 20__

(SEAL)

Jashua Thomas #11024
 Cook County, Illinois

State of Illinois)
 County of Cook) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Jashua Thomas personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of SEP 22 2017, 20__

Commission expires _____

Carmen A. Zinke
 Notary Public
 OFFICIAL SEAL
 CARMEN A ZINKE
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 06/27/19

PREMIER TITLE

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This deed shall be exempt from transfer tax under the 35 ILCS 200/31-45(l) government instrumentality exemption.

10-4-17 Christine Valdez
Date Buyer, Seller or Representative

Send tax bill to: Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, South Carolina 29715

No/City/Village Municipal Exempt Stamp or Fee required per the attached Certificate Court Order marked Exhibit 1A.

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60563

Return to: Anselmo Lindberg & Associates LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

R412

Contact Name and Address:

Drew Hohensee
1 Home Campus
Des Moines, IA 50328
(414) 214-9270

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

Property of Cook County Clerk's Office

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

Wells Fargo Bank, NA

Plaintiff,

vs.

Charletha M. Talley aka Charletha Talley; JPMorgan Chase Bank, N.A.; Citibank, N.A. f/k/a Citibank, Federal Savings Bank; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 12 CH 33609
Property Address: 88 Luella Avenue, Calumet City, Illinois 60409

Sullivan Calendar 60

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,
CONFIRMING SALE AND ORDER OF POSSESSION**

THIS CAUSE comes to be heard on Plaintiff, Wells Fargo Bank, NA, 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 described as:

SEE ATTACHED

Common Address: 88 Luella Avenue, Calumet City, Illinois 60409

P.I.N.: 29-01-418-022-0000

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

The real property was last inspected by movant, its insurers, investors, or agent on August 15, 2017.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution are hereby approved, ratified and confirmed;

That the Plaintiff have and recover an IN PERSONAM deficiency judgment against Charletha M. Talley aka Charletha Talley in the sum of \$168,904.21 and that execution issue therefore;

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;

A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509;

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IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamps, 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. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

That 735 ILCS 5-9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

The Sheriff of Cook County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:

88 Luella Avenue, Calumet City, Illinois 60409

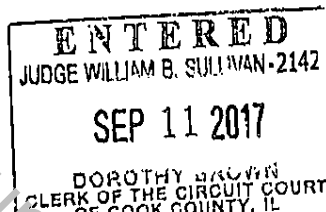
That the Sheriff is further ordered to evict Charletha M. Talley aka Charletha Talley, now in possession of the premises commonly known as:

88 Luella Avenue, Calumet City, Illinois 60409

A copy of this order shall be sent via regular mail to all defendants within seven days.

That the Municipality or County may contact the below with concerns about the real property:

Wells Fargo Home Mortgage
Drew Hohensee
1 Home Campus
Des Moines, IA 50328
(414) 214-9270



DATE: _____

ENTER: _____

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Rd., Ste 120
Naperville, IL 60563-4947
630-453-6960 | 866-402-8661 | 630-428-4620 (fax)
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232
foreclosure@ALOLawGroup.com


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Property of Cook County Clerk's Office

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

Date DOROTHY BROWN SEP 21 2017

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



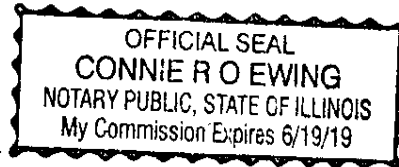
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STATEMENT BY GRANTOR AND GRANTEE

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 10-4-17

Signature: Christine Valdez Grantor or Agent
Christine Valdez
Legal Assistant
Anselmo Lindberg Oliver LLC



Subscribed and sworn to before me
By the said _____
This 4th day of October, 2017
Notary Public Connie R O Ewing

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: Christine Valdez Grantee or Agent
Christine Valdez
Legal Assistant
Anselmo Lindberg Oliver LLC



Subscribed and sworn to before me
By the said _____
This 4th day of October, 2017
Notary Public Connie R O Ewing