

# UNOFFICIAL COPY

Doc#: 1729349124 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2017 10:56 AM Pg: 1 of 5

Dec ID 20171001641284

253666  
**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 December 6, 2016, in Case No. 2016 CH 10417, entitled FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED

AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA vs. JOHN ELLENBOGEN, 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 May 15, 2017, does hereby grant, transfer, and convey to MTGLQ INVESTORS, LP, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

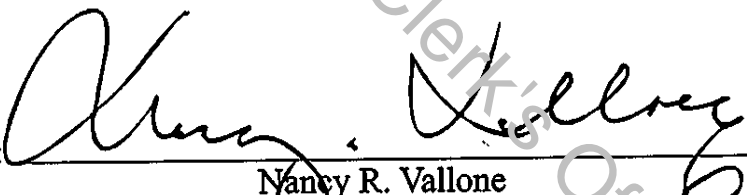
UNIT "A" IN BUILDING 5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENT IN BARTLETT GREEN NO. 1 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21831855, IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 335 DONNA COURT UNIT A, BARTLETT, IL 60103

Property Index No. 06-35-304-041-1017

Grantor has caused its name to be signed to those present by its President and CEO on this 19th day of October, 2017.

**The Judicial Sales Corporation**

By:   
Nancy R. Vallone  
President and Chief Executive Officer

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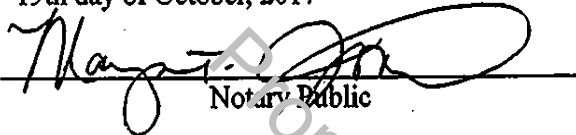
## JUDICIAL SALE DEED

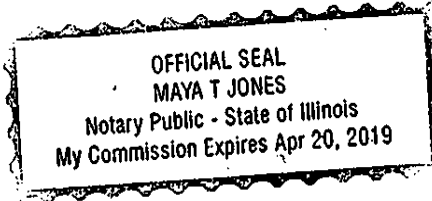
Property Address: 335 DONNA COURT UNIT A, BARTLETT, IL 60103

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

19th day of October, 2017

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

10/19/17  
Date

  
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 2016 CH 10417.

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:  
Anna Sax  
Contact: MTGLQ Investors LP  
Address: 15480 Laguna Canyon Rd  
Irvine, CA 92618-2114  
Telephone: 773-802-4488

Mail To:

McCalla Raymer Leibert Pierce, LLC  
One North Dearborn Street, Suite 1200  
Chicago, IL, 60602  
(312) 416 5500  
Att No. 61256  
File No. 253666

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" EXHIBIT "

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
("FANNIE MAE"), A CORPORATION ORGANIZED AND  
EXISTING UNDER THE LAWS OF THE UNITED STATES  
OF AMERICA

Plaintiff,

-v.-

JOHN ELLENBOGEN, MICHAEL PISTO, BARTLETT  
GREEN NO. 1 CONDOMINIUM ASSOCIATION

Defendants

2016 CH 10417

335 DONNA COURT UNIT A  
BARTLETT, IL 60103

Calendar #58 JUDGE SIMKO

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:

UNIT "A" IN BUILDING 5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENT IN BARTLETT GREEN NO. 1 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21831855, IN THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 335 DONNA COURT UNIT A, BARTLETT, IL 60103

Property Index No. 06-35-304-041-1017.

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 4 or more units with attached 1 car garage;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on May 18, 2016;

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;

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## Order Approving Report of Sale

That there shall be an *IN REM* deficiency judgment entered in the sum of \$23,400.76 with interest thereon as by statute provided, against the subject property

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: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**  
 Contact: **VICTORIA SHKUTNIK**  
 Address: **14221 DALLAS PARKWAY, SUITE 1000**  
**Dallas, TX 75254**  
 Telephone Number: **(503) 372-8142**

**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 - (701);

That the Sheriff of Cook County is directed to evict and dispossess JOHN ELLENBOGEN, MICHAEL PISTO from the premises commonly known as 335 DONNA COURT UNIT A, BARTLETT, IL, 60103

The Sheriff cannot evict until 30 days after the entry of this order.

No occupants other than the individuals named in this Order CCP possession may be evicted without a Supplemental Order of Possession or an order from the Foreclosure 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: 9/21/17

ENTER:

*DJR*

Judge

JUDGE DARRYL R. SMITH  
 SEP 21 2017  
 CIRCUIT COURT - 1823

McCalla Raymer Leibert Pierce, LLC  
 One North Dearborn Street, Suite 1200  
 Chicago, IL 60602  
 (312) 416-5500  
 Email: pleadings@mccalla.com  
 Attorney File No. 253666  
 Attorney Code. 61256  
 Case Number: 2016 CH 10417  
 TJSC#: 37-3298

Recorded copies on

in the name of the Court and the judicial officer

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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 OCTOBER 19, 2017

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

Subscribed and sworn to before me  
By the said AGENT  
This 19, day of OCTOBER, 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 OCTOBER 19, 2017

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

Subscribed and sworn to before me  
By the said AGENT  
This 19, day of OCTOBER, 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.)