

1 of 1 2014-03140-PT F14050061

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 December 7, 2016 in Case No. 14 CH 10650 entitled Wells Fargo Bank, N.A. vs. Michelle Mitchell and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on July 17, 2017, does hereby grant, transfer and convey to Wells Fargo Bank, NA the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

Barcode with ID *1729749164D*
Doc# 1729749164 Fee \$50.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 10/24/2017 03:51 PM PG: 1 OF 7

PREMIER TITLE

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 October 12, 2017. INTERCOUNTY JUDICIAL SALES CORPORATION

Attest [Signature] Secretary

[Signature] President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on October 12, 2017 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



[Signature] Notary Public

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

Exempt from tax under 35 ILCS 200/31-45(1) [Signature], October 12, 2017.

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

UNOFFICIAL COPY

F14050061

Rider attached to and made a part of a Judicial Sale Deed dated October 12, 2017 from INTERCOUNTY JUDICIAL SALES CORPORATION to Wells Fargo Bank, NA and executed pursuant to orders entered in Case No. 14 CH 10650.

LOT 3 IN BLOCK 2 IN W. HAYDEN BELL'S HOWARD DODGE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 2.572 CHAINS THEREOF) OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2108 Brummel Street, Evanston, Illinois 60202

P.I.N. 10-25-110-014-0000

RETURN TO:

Anselmo Lindberg & Associates, LLC
1771 West Diehl Road
Suite 120
Naperville, Illinois 60563-1890

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

GRANTEE CONTACT INFORMATION:

Drew Hohensee / Code Violations
1 Home Campus, Des Moines IA 50328
414-214-9270

MAIL TAX BILLS TO:

Wells Fargo Bank
3476 Stateview Blvd
Fort Mill, South Carolina 29715

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F14050961 WELLS

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

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Michelle Mitchell; Rodric Mitchell; Unknown
Owners and Non-Record Claimants

Defendants

CASE NO. 14 CH 10650

Property Address: 2108 Brummel Street,
Evanston, Illinois 60202

Spratt Calendar 64

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

THIS CAUSE comes to be heard on Plaintiff, Wells Fargo Bank, N.A., 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: 2108 Brummel Street, Evanston, Illinois 60202

P.L.N.: 10-25-110-014-0000

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 July 19, 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 REM deficiency judgment against the property in the sum of \$176,812.90 and that execution issue thereof.

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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Legal Description

LOT 3 IN BLOCK 2 IN W. HAYDEN BELL'S HOWARD DODGE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 2.572 CHAINS THEREOF) OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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;

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:

2108 Brummel Street, Evanston, Illinois 60202

That the Sheriff is further ordered to evict Michelle Mitchell; Rodric Mitchell, now in possession of the premises commonly known as:

2108 Brummel Street, Evanston, Illinois 60202

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
Property Preservation Department
Drew Hohensee
1 Home Campus
Des Moines IA 50328
codeviolations@wellsfargo.com
877-617-5274

DATE: _____

ENTER: *Patricia S. Spratt* _____

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

Judge Patricia S. Spratt

OCT 03 2017

Circuit Court - 2146

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**COOK COUNTY
RECORDER OF DEEDS**


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 OCT 19 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 10/23/2017
Signature: Julia Bush Grantor or Agent
Julia Bush
Sales Supervisor
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 2016
Notary Public Stefanie Rudy



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: Julia Bush Grantee or Agent
Julia Bush
Sales Supervisor
Anselmo Lindberg Oliver LLC

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 2016
Notary Public Stefanie Rudy

