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1731929037D

JUDICIAL SALE DEED

Doc# 1731929037 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/15/2017 11:39 AM PG: 1 OF 5

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 April 21, 2017, in Case No. 15 CH 08140, entitled BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. SHARON A. BOYD, et al,

and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-15(7)(c) by said grantor on July 24, 2017, does hereby grant, transfer, and convey to **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

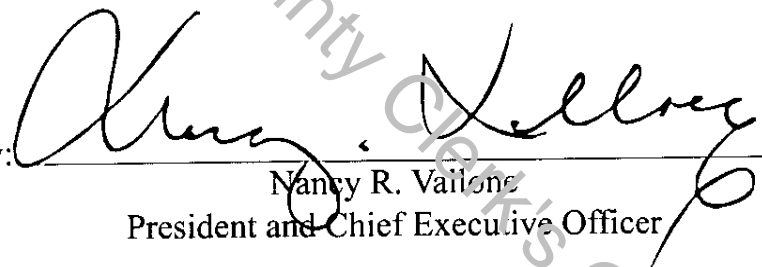
LOTS 1 AND 2 IN BLOCK 169 IN HARVEY, A SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 14800 SEELEY AVENUE, Harvey, IL 60426

Property Index No. 29-07-314-025-0000 & 29-07-314-026-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 5th day of October, 2017.

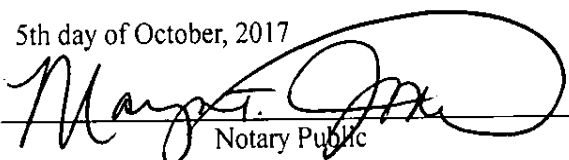
The Judicial Sales Corporation

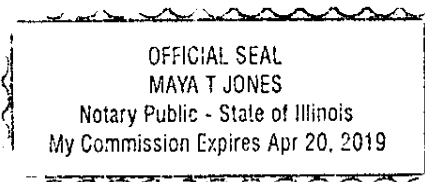
By: 
Nancy R. Vailone
President and Chief Executive Officer

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. Vailone, 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

5th 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.

R

UNOFFICIAL COPY**JUDICIAL SALE DEED**

Property Address: 14800 SEELEY AVENUE, Harvey, IL 60426

Exempt under provision of Paragraph C Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).10/10/17
DateSmith Jolly
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 08140.

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-6650
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Contact Name and Address:

Contact:

Steve Harris

Address:

4425 Ponce De Leon Blvd 4th Flr
Coral Gables, FL 33146

Telephone:

855-282-6436

Mail To:

POTESTIVO & ASSOCIATES, P.C.
223 WEST JACKSON BLVD, STE 610
Chicago, IL, 60606
(312) 263 0003
Att No. 43932
File No. C16-40587

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 10/30/2017

SIGNATURE: Linda Talley
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

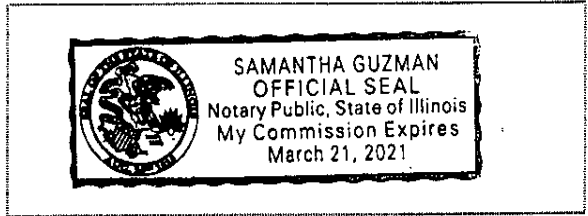
Samantha Guzman

By the said (Name of Grantor): Linda Talley

AFFIX NOTARY STAMP BELOW

On this date of: 10/30/2017

NOTARY SIGNATURE: Samantha Guzman



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 10/30/2017

SIGNATURE: Linda Talley
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

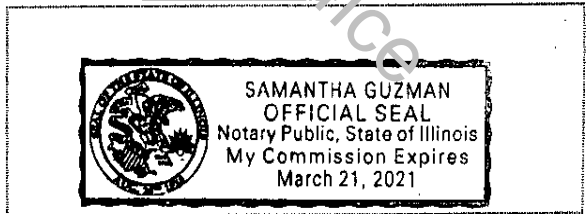
Samantha Guzman

By the said (Name of Grantee): Linda Talley

AFFIX NOTARY STAMP BELOW

On this date of: 10/30/2017

NOTARY SIGNATURE: Samantha Guzman



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

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

BAYVIEW LOAN SERVICING, LLC, A DELAWARE
LIMITED LIABILITY COMPANY

Plaintiff,

-v.-

SHARON A. BOYD, UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS

Defendants

15 CH 08140

14800 SEELEY AVENUE
Harvey, IL 60426

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:

LOTS 1 AND 2 IN BLOCK 169 IN HARVEY, A SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 14800 SEELEY AVENUE Harvey, IL 60426

Property Index No. 29-07-314-025-0000 & 29-07-314-026-0000.

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, 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 residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 7/18/17

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 \$189,003.54 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

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Order Approving Report of Sale

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:

Grantor or Mortgagee:	BAYVIEW LOAN SERVICING, L.L.C
Contact:	Steve Harris
Address:	4425 Ponce De Leon Blvd., 4th Floor Coral Gables, FL 33146
Telephone Number:	(855) 282-6436

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 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess SHARON A. BOYD from the premises commonly known as 14800 SEELEY AVENUE, Harley, IL, 60426

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

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 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 Judicial Sales Deed issued hereunder without affixing any transfer / exemption stamps.

Date: _____

ENTER:

Judge John J. Curry, Jr.
 SEP 29 2017
 Circuit Court - 2126
 Judge

POTESTIVO & ASSOCIATES, P.C.
 223 WEST JACKSON BLVD, STE 610
 Chicago, IL 60606
 (312) 263-0003
 Email: ilpleadings@potestivolaw.com
 Attorney File No. C16-40587
 Attorney Code. 43932
 Case Number: 15 CH 08140
 TJSC#: 37-3961