

1 of 1 2016-02024-FN F16050015

JUDICIAL SALE DEED



Doc# 1732649111 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/22/2017 03:31 PM PG: 1 OF 7

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 June 1, 2017 in Case No. 16 CH 7254 entitled Lakeview Loan Servicing LLC vs. Petronial Reyes De Ojeda aka Celleste Reyes De Ojeda aka Petronila Reyes Ojeda aka Petra Reyes and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on September 5, 2017, does hereby grant, transfer and convey to Federal National Mortgage Association the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

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 November 7, 2017. INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Frederick S. Lappe Secretary

Andrew D. Schusteff President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on November 7, 2017 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



David Oppenheimer Notary Public

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

Exempt from tax under 35 ILCS 200/31-45(1) Julia Bush, November 7, 2017.

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

UNOFFICIAL COPY

F16050015

Rider attached to and made a part of a Judicial Sale Deed dated November 7, 2017 from INTERCOUNTY JUDICIAL SALES CORPORATION to Federal National Mortgage Association and executed pursuant to orders entered in Case No. 16 CH 7254.

LOT 29 IN BLOCK 47 IN GRANT LOCOMOTIVE WORKS ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1529 South 51st Avenue, Cicero, Illinois 60804

P.I.N. 16-21-226-014-0000

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:

Julie A. Trujillo
16001 N. Dallas Parkway
Addison, TX. 75001
Mail Stop: TX8-044-02-11
866-781-0026

MAIL TAX BILLS TO:

UNOFFICIAL COPY

-A-

Fi6050015 CNLR

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

Lakeview Loan Servicing, LLC

Plaintiff,

vs.

Petronila Reyes De Ojeda aka Celleste Reyes De Ojeda aka Petronila Reyes Ojeda aka Petra Reyes; Vincente Ojeda; Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 16 CH 7254
Property Address: 1529 South 51st Avenue, Cicero, Illinois 60804

Sullivan Calendar 60

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

THIS CAUSE comes to be heard on Plaintiff, Lakeview Loan Servicing, LLC, 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: 1529 South 51st Avenue, Cicero, Illinois 60804

P.I.N.: 16-21-226-014-0000;

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 September 7, 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 \$38300.90 and that execution issue thereof.

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Legal Description

LOT 29 IN BLOCK 47 IN GRANT LOCOMOTIVE WORKS ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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;

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:

1529 South 51st Avenue, Cicero, Illinois 60804

That the Sheriff is further ordered to evict Petronila Reyes De Ojeda aka Celleste Reyes de Ojeda aka Petronila Reyes Ojeda aka Petra Reyes; Vincente Ojeda, now in possession of the premises commonly known as:

1529 South 51st Avenue, Cicero, Illinois 60804

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:

Cenlar FSB
Property Preservation
Diane Constantine
425 Phillips Blvd
Ewing, NJ 08618
609-883-3900

ENTERED
JUDGE WILLIAM R. CHITTIVONG-2112
OCT 16 2017

DATE: _____

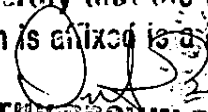
ENTER: _____


ANSELMO LINDBERG & ASSOCIATES 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@AnselmoLindberg.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~~ NOV 13 2017
 Dorothy Brown
 Clerk of the Circuit Court
 of Cook County, IL



UNOFFICIAL COPY

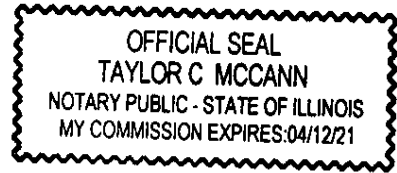
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 11/21/17

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID _____
THIS 21 DAY OF November,
2017



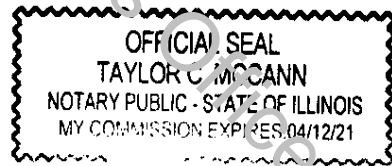
NOTARY PUBLIC Taylor C. McCann

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 and hold title to real estate under the laws of the State of Illinois.

Dated 11/21/17

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID _____
THIS 21 DAY OF November,
2017



NOTARY PUBLIC Taylor C. McCann

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.]