

# UNOFFICIAL COPY

W15-0552

## 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 May 8, 2017 in Case No. 15 CH 4176 entitled The Bank of New York Mellon vs. Danuta Jakubas and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on October 26, 2017, does hereby grant, transfer and convey to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWMB5 2005-HYB1) the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc# 1733444010 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2017 10:21 AM PG: 1 OF 7

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 27, 2017.

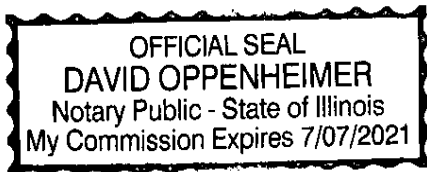
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on November 27, 2017 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



Notary Public

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

Exempt from tax under 35 ILCS 200/31-45(1) Atousoz, November 27, 2017.

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Rider attached to and made a part of a Judicial Sale Deed dated November 27, 2017 from INTERCOUNTY JUDICIAL SALES CORPORATION to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWMBS 2006-HYB1) and executed pursuant to orders entered in Case No. 15 CH 4176.

PARCEL 1: UNIT NUMBER C OF 126 GANT CIRCLE IN VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0515003074; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER C OF 126 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO. PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER C OF 126 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

Commonly known as 126 Gant Circle, Unit C, Streamwood, IL 60107

P.I.N. 06-14-428-015-1174

**Grantee's Contact Information:**

The Bank of New York Mellon  
C/O Bayview Loan Servicing, LLC  
4425 Ponce de Leon Blvd.  
Coral Gables, FL 33146  
1-800-457-5105

**RETURN TO:**

The Wirbicki Law Group  
33 West Monroe Street  
Suite 1140  
Chicago, Illinois 60603

**MAIL TAX BILLS TO:**

Bayview Loan Servicing, LLC  
4425 Ponce de Leon Blvd.  
Coral Gables, FL 33146

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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 November 29, 2017

Signature: Melissa Ague  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 29 day of November, 2017  
Notary Public Atoor Lazar



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 November 29<sup>th</sup>, 2017

Signature: Melissa Ague  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 29 day of November, 2017  
Notary Public Atoor Lazar



**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.)

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF )  
NEW YORK SA TRUSTEE (CWMB5 2006-HYB1); )  
Plaintiff,) 15 CH 4176  
vs. ) Calendar 57

DANUTA JAKUBAS; VICTORIAN PARK CONDOMINIUM )  
ASSOCIATION; BMO HARRIS BANK NATIONAL )  
ASSOCIATION FKA HARRIS NA; UNKNOWN HEIRS AND )  
LEGATEES OF DANUTA JAKUBAS, IF ANY; UNKNOWN )  
OWNERS AND NONRECORD CLAIMANTS; Defendants,)  
126 Gant Circle, Unit C,  
Streamwood, IL 60107

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,  
CONFIRMING SALE, AND ORDER FOR 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 mortgaged real estate that is the subject of the matter captioned above and described as:

PARCEL 1: UNIT NUMBER C OF 126 GANT CIRCLE IN VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0515003074; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER C OF 126 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO. PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER C OF 126 GANT CIRCLE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

Commonly known as: 126 Gant Circle, Unit C, Streamwood, IL 60107.

PIN: 06-14-428-015-1174.

The real property that is the subject matter of this proceeding is a condominium residence.

The real property was last inspected by movant or movant's agent on 9/25/17

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

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

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That said sale was fairly and properly made;

That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and;

That justice was done.

**IT IS THEREFORE ORDERED:**

That the sale of the mortgaged real estate 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 advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment;

That there shall be an IN REM deficiency judgment entered in the sum of (\$77,116.26), with interest thereon as provided by statute against the subject property;

That the Plaintiff will not pursue collection of the note;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, or its assigns, a deed sufficient to convey title.

That the Court finds that the Plaintiff paid no new funds in consideration for the grant of the Judicial Sale Deed to it. The Court finds that the amount paid by Plaintiff to the Selling Officer herein in consideration for the Judicial Sale Deed is \$0.00.

**IT IS FURTHER ORDERED:**

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Danuta Jakubas from the mortgaged real estate commonly known

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as 126 Gant Circle, Unit C, Streamwood, IL 60107 without further Order of Court;

No occupants other than individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court;

That the Municipality or County may contact the below with concerns about the real property: The Bank of New York Mellon c/o Bayview Loan Servicing, LLC, A Delaware Limited Liability Company 4425 Ponce De Leon Blvd., Coral Gables, FL 33146 (305) 854-8880 Greg Copeland

That the Deed to be issued hereunder is 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;

A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

*John J. Curry, Jr.*  
Judge  
NOV 21 2017  
Evict Court-21

Dated: \_\_\_\_\_

The Wirbicki Law Group  
33 West Monroe Street, Suite 1140  
Chicago, Illinois 60603  
(312) 360-9455

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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.

**DOROTHY BROWN** NOV 29 2011

Date \_\_\_\_\_

*Dorothy Brown*

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

