

# UNOFFICIAL COPY



\*17334494920\*

## SHERIFF'S DEED

10/1 F16010034 2016-00443-CH  
THE GRANTOR, **SHERIFF OF COOK**

**COUNTY, ILLINOIS**, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois on June 21, 2017 in Case No. 16 CH 3561 entitled Champion Mortgage Company v. Starks, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on September 25, 2017, does hereby grant, transfer and convey to Nationstar HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Doc# 1733449492 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 03:33 PM PG: 1 OF 7

Legal: THE NORTH 40 FEET OF THE SOUTH 120 FEET OF LOT 81 IN SEMINARY ADDITION TO MAYWOOD, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1408 South 12th Avenue, Maywood, Illinois 60153

P.I.N.: 15-15-222-017-0000

Dated this \_\_\_\_\_ day of NOV 17 2017, 20\_\_

(SEAL)

Joshua Thomas  
Cook County, Illinois #11024

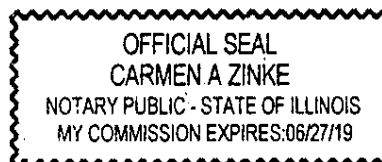
State of Illinois )  
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Thomas personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of NOV 17 2017, 20\_\_

Commission expires \_\_\_\_\_

Carmen Zinke  
Notary Public



PREMIER TITLE

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This deed shall be exempt from transfer tax under the 35 ILCS 200/31-45(l) government instrumentality exemption.

11/21/17  
Date

Tina Ahlberg  
Buyer, Seller or Representative

Send tax bill to: Nationstar HECM Acquisition Trust 2016-2, Wilmington Savings Fund .  
Grantee's Address Society, FSB, not individually, but solely as trustee  
8950 Cypress Waters Boulevard  
Coppell, Texas 75019

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

Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60563

Return to: Anselmo Lindberg & Associates LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

R412

Contact Name and Address:

Casi Andrewjeski  
4000 Horizon Way  
Irving, Texas 75063  
469-426-3610

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-671-2111

Clerk's Office

F16010034 CPN

**UNOFFICIAL COPY**  
IN THE CIRCUIT COURT OF COOK COUNTY  
COUNTY DEPARTMENT, CHANCERY DIVISION

Champion Mortgage Company

Plaintiff,

vs.

Secretary of Housing and Urban Development;  
Village of Maywood; Chris Neuman aka Chris A.  
Buchanan aka Chris Buchanan; Unknown Heirs and  
Legatees of Helen A. Starks aka Helen Starks aka  
Helen Steward aka Helken A. Starks aka Helen  
Airlena Starks; Leroy J. Starks, Jr. aka Leroy Starks,  
Jr. aka Leroy J. Starks; Gerald Nordgren Special  
Representative; Unknown Owners and Non-Record  
Claimants

Defendants.

CASE NO. 16 CH 3561  
Property Address: 1408 South 12th  
Avenue, Maywood, Illinois 60153

Brennan Calendar 62

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

THIS CAUSE comes to be heard on Plaintiff, Champion Mortgage Company, 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: 1408 South 12th Avenue, Maywood, Illinois 60153

P.I.N.: 15-15-222-017-0000

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 27, 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;

Legal Description

# UNOFFICIAL COPY

THE NORTH 40 FEET OF THE SOUTH 120 FEET OF LOT 81 IN SEMINARY ADDITION TO  
MAYWOOD,  
BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH,  
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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That the Plaintiff have and recover an IN LEM deficiency judgment against the property in the sum of \$61,806.65 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;

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:

1408 South 12th Avenue, Maywood, Illinois 60153

That the Sheriff is further ordered to evict Unknown Heirs and Legatees of Helen A. Starks aka Helen Starks aka Helen Steward aka Helken A. Starks aka Helen Airlena Starks, Chris Neuman aka Chris A. Buchanan aka Chris Buchanan; Leroy J. Starks, Jr. aka Leroy Starks, Jr. aka Leroy J. Starks, now in possession of the premises commonly known as:

1408 South 12th Avenue, Maywood, Illinois 60153

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:

Casi Andrewjeski  
4000 Horizon Way  
Irving, Texas 75063  
469-426-3610

DATE: \_\_\_\_\_

ENTER: \_\_\_\_\_

*Judge Daniel Patrick Brannan*  
NOV 07 2017  
Circuit Court 1932

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, Wianebago 3802, IL 03126232  
foreclosure@AnselmoLindberg.com

NOV 21 11 00 AM 2017

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Property of Cook County Clerk's Office

State of Ill  
County of Cook

This instrument was acknowledged before me  
on 17 day of Nov, 2017 by \_\_\_\_\_

Notary Public's Signature \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

OFFICIAL SEAL  
CARMEN A ZINKE  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 07/27/19

I hereby certify that the document to which this  
certification is affixed is a true copy.  
**DOROTHY BROWN NOV 16 2017**  
Date Dorothy Brown  
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 11/27/2017

Signature: Tina Atchley **Grantor or Agent**  
Tina Atchley  
Sales Department  
Anselmo Lindberg & Associates, LLC

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_, day of \_\_\_\_\_, 2017  
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: Tina Atchley **Grantee or Agent**  
Tina Atchley  
Sales Department  
Anselmo Lindberg & Associates, LLC

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_, day of \_\_\_\_\_, 2017  
Notary Public Stefanie Rudy

