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WA17-0030

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 September 8, 2017 in Case No. 17 CH 1352 entitled Ocwen Loan Servicing, LLC vs. Robert A. Alicea and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 9, 2017, does hereby grant, transfer and convey to Ocwen Loan Servicing, LLC the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



1736122038D

Doc# 1736122038 Fee \$54.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2017 01:31 PM PG: 1 OF 1

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 December 20, 2017.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on December 20, 2017 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercountry 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) Ata Sagar, December 20, 2017.

JA

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Rider attached to and made a part of a Judicial Sale Deed dated December 20, 2017 from INTERCOUNTY JUDICIAL SALES CORPORATION to Ocwen Loan Servicing, LLC and executed pursuant to orders entered in Case No. 17 CH 1352.

PARCEL 1: UNIT NUMBER 1930-C IN THE HUNTINGTON CLUB II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: BLOCK 14 IN HUNTINGTON CLUB, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94839138; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT, FOR THE BENEFIT OF PARCEL 1, OVER, THROUGH AND UPON THE LAND DESCRIBED IN THAT DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR HILLDALE ROAD ASSOCIATION DATED AS OF SEPTEMBER 1, 1979 AND RECORDED AND FILED RESPECTIVELY AS DOCUMENT NUMBERS 25214474 AND LR 3143390, FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL OR ANY PART OF PARCEL 1 AND OTHER PROPERTIES AS THEREIN DESCRIBED. PARCEL 3: PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THAT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 18 1993 AS DOCUMENT NUMBER 93943916 FOR THE PURPOSES SET FORTH THEREIN. PARCEL 4: PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB TOWNHOME ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT NUMBER 93943917 FOR THE PURPOSES SET FORTH THEREIN.

Commonly known as 1930 Kenilworth Circle, Unit C, Hoffman Estates, IL 60169

P.I.N. 07-08-109-072-1035

Grantee's Contact Information:

Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
800-390-4656

RETURN TO:

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

MAIL TAX BILLS TO:

Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

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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 12-26, 2017

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 26 day of December, 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 12-26, 2017

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 26 day of December, 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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EXHIBIT

WA17-0030

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

| | | |
|--|-------------|--|
| OCWEN LOAN SERVICING, LLC; |) | |
| | Plaintiff,) | 17 CH 1352 |
| vs. |) | Calendar 56 |
| ROBERT A. ALICEA; HUNTINGTON CLUB II |) | |
| CONDOMINIUM ASSOCIATION; UNKNOWN HEIRS AND |) | |
| LEGATEES OF ROBERT A. ALICEA, IF ANY; UNKNOWN) |) | |
| OWNERS AND NONRECORD CLAIMANTS; Defendants,) |) | |
| | | 1930 Kenilworth Circle, Unit C, Hoffman Estates, IL 60169 |

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 1930-C IN THE HUNTINGTON CLUB II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: BLOCK 14 IN HUNTINGTON CLUB, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94839138; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT, FOR THE BENEFIT OF PARCEL 1, OVER, THROUGH AND UPON THE LAND DESCRIBED IN THAT DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR HILDALE ROAD ASSOCIATION DATED AS OF SEPTEMBER 1, 1979 AND RECORDED AND FILED RESPECTIVELY AS DOCUMENT NUMBERS 25214474 AND LR 3143390, FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL OR ANY PART OF PARCEL 1 AND OTHER PROPERTIES AS THEREIN DESCRIBED. PARCEL 3: PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THAT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 18 1993 AS DOCUMENT NUMBER 93943916 FOR THE PURPOSES SET FORTH THEREIN. PARCEL 4: PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB TOWNHOME ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT NUMBER 93943917 FOR THE PURPOSES SET FORTH THEREIN.

Commonly known as: 1930 Kenilworth Circle, Unit C, Hoffman Estates, IL 60169.

PIN: 07-08-109-072-1035.

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 11/1/17

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

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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;

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 (\$17,218.15), 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.

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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 Robert A. Alicea, Huntington Club II Condominium Association from the mortgaged real estate commonly known as 1930 Kenilworth Circle, Unit C, Hoffman Estates, IL 60169 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: Ocwen Loan Servicing, LLC c/o

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:

Judge Fredrena M. Lyle

SEP 14 2017

Judge

Circuit Court-2064

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

**COOK COUNTY
RECORDER OF DEEDS**

I hereby certify that the document to which this certification is attached is a true copy.

[Signature]
DOROTHY BROWN DEC 21 2017
 Date _____

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



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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;

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

ENTER:


Judge

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

COOK COUNTY RECORDER OF DEEDS

I hereby certify that the document to which this certificate is attached is a true and correct copy.

DOROTHY BROWN DEC 21 2017

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

