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SMSF.0143

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 August 2, 2017 in Case No. 16 CH 5979 entitled Wilmington Savings Fund Society FSB dba Christiana Trust, Not in its individual capacity but as Trustee of Securitized Mortgage Asset Loan Trust 2015-1 vs. Constance Hull-Ousley and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 3, 2017, does hereby grant, transfer and convey to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but as Trustee of Securitized Mortgage Asset Loan Trust 2015-1 REO the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



1736345036D

Doc# 1736345036 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2017 11:23 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 December 15, 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 December 15, 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) Exempt, December 15, 2017. 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 this Deed issued hereunder without affixing any transfer stamps, pursuant to court order entered on 12/7/2017 in Case #16 CH 5979.

JA

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Rider attached to and made a part of a Judicial Sale Deed dated December 15, 2017 from INTERCOUNTY JUDICIAL SALES CORPORATION to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but as Trustee of Securitized Mortgage Asset Loan Trust 2015-1 REO and executed pursuant to orders entered in Case No. 16 CH 5979.

LOT 23 IN BLOCK 2 IN SHEPARD'S MICHIGAN AVENUE NUMBER 3, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2 AND THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 359972, IN COOK COUNTY, ILLINOIS.

Commonly known as 14249 Avalon Avenue, Dolton, IL 60419

P.I.N. 29-02-401-022-0000

Grantor's Name and Address:

INTERCOUNTY JUDICIAL SALES CORPORATION
120 W. Madison Street
Chicago, Illinois 60602
(312) 444-1122

Grantee's Name and Address and Mail Tax Bills to:

Attention:

Grantee: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but as Trustee of Securitized Mortgage Asset Loan Trust 2015-1 REO

Mailing Address:

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but as Trustee of Securitized Mortgage Asset Loan Trust 2015-1 REO
c/o Shellpoint Mortgage Servicing
55 Beattie Place MS #005
Greenville, SC 29601
1-800-365-7107

Mail to:

Kluever & Platt, LLC
65 E. Wacker Pl., Suite 2300
Chicago, Illinois 60601

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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.

Date 12-29, 2017

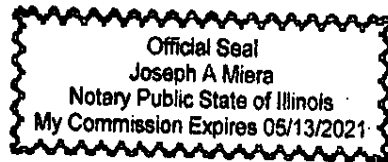
Signature: _____



Agent

Subscribed and sworn to before me
By the said Liyu Lei
This 29 day of December, 2017.

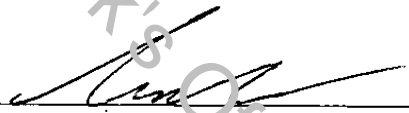
Notary Public Joseph A Miera



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 12-29, 2017

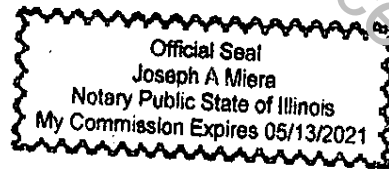
Signature: _____



Agent

Subscribed and sworn to before me
By the said Liyu Lei
This 29 day of December, 2017.

Notary Public Joseph A Miera



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.)

UNOFFICIAL COPY**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS CAL 62
COUNTY DEPARTMENT, CHANCERY DIVISION**

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL
CAPACITY BUT AS TRUSTEE OF SECURITIZED
MORTGAGE ASSET LOAN TRUST 2015-1

PLAINTIFF

VS.

CONSTANCE HULL-OUSLEY, UNKNOWN OWNERS,
GENERALLY, AND NON-RECORD CLAIMANTS

DEFENDANTS

NO: 16 CH 05979

Property Address:

14249 Avalon Avenue

Dolton, IL 60419

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION;
CONFIRMING JUDICIAL SALE; AND FOR POSSESSION**

This cause comes to be heard on Plaintiff's Motion for Order Approving Report of Sale and Distribution; for Confirmation of the Judicial Sale; and for Possession of the mortgaged real estate that is the subject of the above captioned matter and described below:

LOT 23 IN BLOCK 2 IN SHEPARD'S MICHIGAN AVENUE NUMBER 3, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2 AND THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 359972, IN COOK COUNTY, ILLINOIS.

P.I.N. 29-02-401-022-0000

COMMON ADDRESS: 14249 Avalon Avenue, Dolton, IL 60419

The real property that is the subject matter of this proceeding is a Single Family Residence.

That movant or movant's agent last inspected the real property: 10/5/2017;

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

That the periods of redemption and reinstatement expired and no party redeemed or reinstated;

That there remains a deficiency due and owing to Plaintiff in the amount of \$177,335.81;

Page 1 of 3

**This Is an Attempt to Collect a Debt.
Any Information Obtained Will Be Used For That Purpose.**

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That as a result of said deficiency, the property is subject to a special right of redemption pursuant to 735 ILCS 5/15-1604 which attaches to the subject property only and expires thirty (30) days after the entry of this Order;

That all borrowers have obtained a discharge of the underlying debt in bankruptcy and Plaintiff is not seeking a personal deficiency in this case and any deficiency shall result in the special right to redeem described above;

That all notices required by 735 ILCS 5/15-1507(c) were given;

That the 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 holder of the certificate of sale 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 and the Report of Sale and Distribution filed by the Selling Officer are confirmed;

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; and

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

That there remains an in rem deficiency due and owing to Plaintiff in the amount of \$177,335.81, which attaches to the property only and expires 30 days after the entry of this order with the Special Right to Redeem pursuant to 735 ILCS 5/15-1604; and

That upon confirmation and subsequent request by the holder of the certificate of sale, and provided that all required payments have been made pursuant to 735 ILCS 15-1507(a), the Selling Officer shall execute and deliver a deed sufficient to convey title to the successful bidder, its successors or assigns, or the Certificate Holder.

IT IS FURTHER ORDERED:

That the holder of the certificate of sale, and its successors and assigns, 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 735 ILCS 15-1701, and;

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cc'd to

11/15/17

That in the event possession is withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than ~~30 days~~ from the entry of this Order Constance Hull-Ousley, and from the mortgaged real estate commonly known as 14249 Avalon Avenue, Dolton, IL 60419 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 Sheriff is allowed to access the common door and hallways of the building as necessary for the purpose of evicting Constance Hull-Ousley and placing the Certificate Holder in possession as to the residential unit they occupy.

That the Municipality or County may contact the below with concerns about the real property:

Grantee Name/ Mail Tax bills to:

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but as Trustee of Securitized Mortgage Asset Loan Trust 2015-1 REO
c/o Shellpoint Mortgage Servicing
55 Beattie Place MS #005
Greenville, SC 29601
1-800-365-7107

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 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:

[Signature]
Judge

Judge Daniel Patrick Brennan

REC-07 2017
Circuit Court 1932

Dated: _____

Kluever & Platt, LLC
65 East Wacker Place, Suite 2300
Chicago, IL 60601
(312) 201-6679
Firm ID #38413
SMSF.0143

This Is an Attempt to Collect a Debt.

Any Information Obtained Will Be Used For That Purpose.



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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 DEC 28 2017**

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

