

UNOFFICIAL COPY

Doc#. 1800501203 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/05/2018 11:14 AM Pg: 1 of 5

Dec ID 20180101678778

1718

JUDICIAL SALE DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on February 1, 2017, in Case No. 15 CH 07701, entitled U.S. ROF IV LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL

TITLE TRUSTEE vs. LARRY E WILLIAMS A/K/A LARRY WILLIAMS, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on August 21, 2017, does hereby grant, transfer, and convey to U.S. ROF IV LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 17 IN BLOCK 13 IN ANSTETT AND BRAUN'S ADDITION TO HARLEM, BEING A SUBDIVISION OF BLOCKS 2, 10, 13 AND 20 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHEAST OF THE CENTER OF DESPLAINES AVENUE, IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

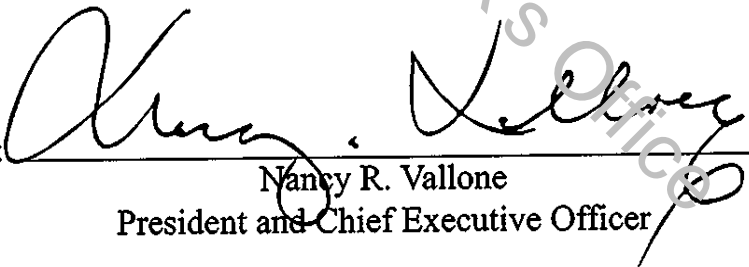
Commonly known as 1033 THOMAS AVENUE AKA 1033 SOUTH THOMAS AVENUE, FOREST PARK, IL 60130

Property Index No. 15-13-418-040-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 22nd day of December, 2017.

The Judicial Sales Corporation

By:


Nancy R. Vallone
President and Chief Executive Officer

UNOFFICIAL COPY

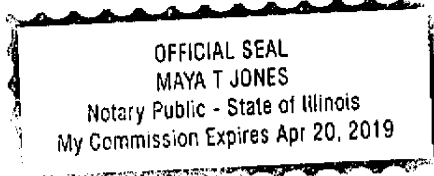
JUDICIAL SALE DEED

Property Address: 1033 THOMAS AVENUE AKA 1033 SOUTH THOMAS AVENUE, FOREST PARK, IL 60130

State of IL, County of COOK ss, I, Maya T Jones, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

22nd day of December, 2017



Maya T Jones

Notary Public

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph 4 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

1/2/18

Date

[Signature]

Buyer, Seller or Representative

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 the Deed issued hereunder without affixing any transfer stamps, pursuant to court order in Case Number 15 CH 07701.

Grantor's Name and Address:
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

Grantee
Contact Name and Address: mail tax bills to:
Kim Stewart
Contact: US Bank NA
Address: 800 Moreland St.
Owensboro Ky 42301
Telephone: 270-852-5801

Mail To:

McCalla Raymer Leibert Pierce, LLC
One North Dearborn Street, Suite 1200
Chicago, IL, 60602
(312) 416 5500
Att No. 61256
File No. 1718

UNOFFICIAL COPY**EXHIBIT****IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION****U.S. ROF IV LEGAL TITLE TRUST 2015-1, BY U.S. BANK
NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE****Plaintiff,****-v.-****LARRY E WILLIAMS A/K/A LARRY WILLIAMS,
MARDINE WILLIAMS A/K/A MARDINE M. WILLIAMS,
A/K/A MARDINE J. WILLIAMS, A/K/A MARDINE
MCCAIN****Defendants****15 CH 07701****1033 THOMAS AVENUE AKA 1033 SOUTH
THOMAS AVENUE
FOREST PARK, IL 60130****Calendar #64 JUDGE SPRATT****ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF 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 premises which are the subject of the matter captioned above and described as:

LOT 17 IN BLOCK 13 IN ANSTETT AND BRAUN'S ADDITION TO HARLEM, BEING A SUBDIVISION OF BLOCKS 2, 10, 13 AND 20 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHEAST OF THE CENTER OF DESPLAINES AVENUE, IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1033 THOMAS AVENUE AKA 1033 SOUTH THOMAS AVENUE, FOREST PARK, IL 60130

Property Index No. 15-13-418-040-0000.

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

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

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a orange, brick, single family, with a two car detached garage;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on October 25, 2017

IT IS THEREFORE ORDERED:

That the sale of the premises 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 fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

UNOFFICIAL COPY

Order Approving Report of Sale

That there shall be an IN REM deficiency judgment entered in the sum of \$61,628.75 with interest thereon as by statute provided, against the subject property

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

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

Grantee or Mortgagee: U.S. ROY IV LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE
Contact: KIM STEWART, ASST VP
Address: 800 MORELAND ST
OWENSBORO, KY 42301
Telephone Number: (270) 852-5801

IT IS FURTHER ORDERED:

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 day after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess LARRY E WILLIAMS A/K/A LARRY WILLIAMS, MARDINE WILLIAMS A/K/A MARDINE M. WILLIAMS, A/K/A MARDINE J. WILLIAMS, A/K/A MARDINE MCCAIN from the premises commonly known as 1033 THOMAS AVENUE AKA 1033 SOUTH THOMAS AVENUE, FOREST PARK, IL, 60130

The Sheriff cannot evict until 30 days after the entry of this order.

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

The Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor;

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.

Date: _____

ENTER:

Judge

McCalla Raymer Leibert Pierce, LLC
One North Dearborn Street, Suite 1200
Chicago, IL 60602
(312) 416-5500
Email: pleadings@mccalla.com
Attorney File No. 1718
Attorney Code. 61256
Case Number: 15 CH 07701
TJSC#: 37-6197

Judge Patricia S. Spratt

NOV 22 2017

Circuit Court - 2146

UNOFFICIAL COPY

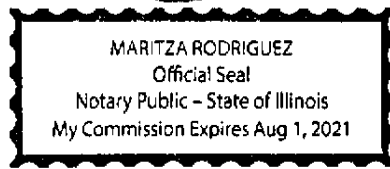
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed 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 Jan 3, 2018

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said AGENT
This 3 day of Jan, 2018
Notary Public Maritza Rodriguez

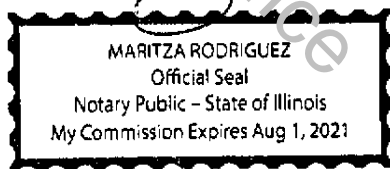


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Jan 3, 2018

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said AGENT
This 3 day of Jan, 2018
Notary Public Maritza Rodriguez



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.)