

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc# 1800922044 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2018 01:21 PM PG: 1 OF 6

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 August 2, 2017, in Case No. 17 CH 006090, entitled FIFTH THIRD MORTGAGE COMPANY vs. NICOLE R. JADERNAK, 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 November 8, 2017, does hereby grant, transfer, and convey to **FIFTH THIRD MORTGAGE COMPANY** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**LOT 92 IN LANSING TORRENCE MANOR RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1957 AS DOCUMENT NUMBER 17096913, IN BOOK 505 OF FLATS, PAGE 40, IN COOK COUNTY, ILLINOIS.**

Commonly known as 18542 GLEN OAK AVE, LANSING, IL 60438

Property Index No. 30-31-318-058-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 3rd day of January, 2018.

The Judicial Sales Corporation

**BOX 70**

By:

Nancy R. Vallone

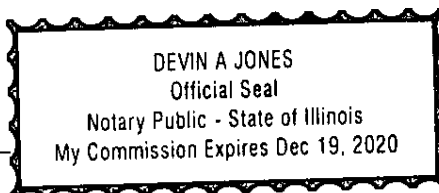
Codilis & Associates, P.C.

President and Chief Executive Officer

State of IL, County of COOK ss, I, Devin A. 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

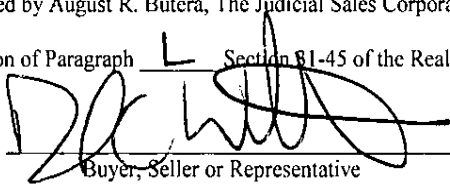
3rd day of January, 2018

  
Notary Public

**UNOFFICIAL COPY****JUDICIAL SALE DEED**

Property Address: 18542 GLEN OAK AVE, LANSING, IL 60438

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 L Section 81-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).1-5-18  
Date  
Buyer, Seller or RepresentativeDaniel Walters  
ARDC# 6270792

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 17 CH 006090.

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

FIFTH THIRD MORTGAGE COMPANY  
5001 KINGSLEY DRIVE, MD 1MOC20  
Cincinnati, OH, 45227 MD

Contact Name and Address:

Contact: SCOTT RICHARDSON  
Address: 5050 KINGSLEY DRIVE, MD 1MOC20  
CINCINNATI, OH 45227  
Telephone: 513-358-1930

Mail To:

M. Moses  
CODILIS & ASSOCIATES, P.C.  
Matthew Moses, ARDC #6278082  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794 5300  
Att No. 21762  
File No. 14-17-05199

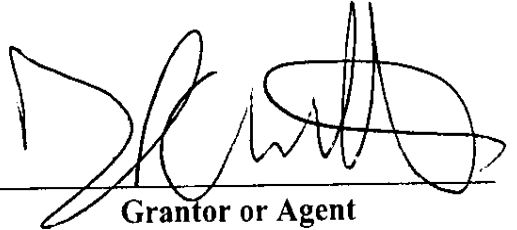
# UNOFFICIAL COPY

File # 14-17-05199

## STATEMENT BY GRANTOR AND GRANTEE

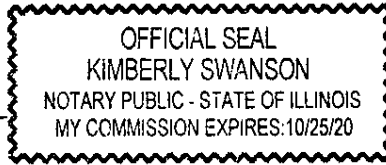
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 5, 2018

Signature:   
Grantor or Agent

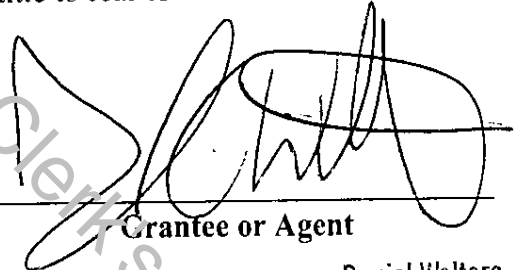
Daniel Walters  
ARDC# 6270792

Subscribed and sworn to before me  
By the said Agent  
Date 1/5/2018  
Notary Public Kimberly Swanson



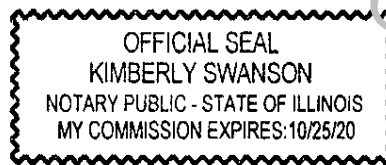
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated January 5, 2018

Signature:   
Grantee or Agent

Daniel Walters  
ARDC# 6270792

Subscribed and sworn to before me  
By the said Agent  
Date 1/5/2018  
Notary Public Kimberly Swanson



Note: Any person who knowingly submits a false statement concerning the identity of 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**

Calendar Number 60

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISIONFifth Third Mortgage Company  
PLAINTIFF

Vs.

Nicole R. Jadernak; Aaron J. Jadernak  
DEFENDANTS

No. 17 CH 006090

18542 Glen Oak Ave  
Lansing, IL 60438**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 92 IN LANSING TORRENCE MANOR RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1957 AS DOCUMENT NUMBER 17096913, IN BOOK 505 OF FLATS, PAGE 40, IN COOK COUNTY, ILLINOIS.

Commonly known as: 18542 Glen Oak Ave , Lansing, IL 60438

Property Index Number: 30-31-318-058-0000

Due notice of sale motions 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) have been properly given;

That the sale was fairly and properly made;

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

That the real property described herein, which is the subject matter of the instant proceedings, is a Residential Property;

That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 11/08/2017;

# UNOFFICIAL COPY

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Scott Richardson, 5050 Kingsley Drive, MD 1MOC20 Cincinnati, OH 45227, 513-358-1930

That justice was done.

## IT IS THEREFORE ORDERED:

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. 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;
4. That there shall be an IN REM deficiency Judgment entered in the sum of \$44,081.13 with interest thereon by statute provided, against the subject property;
5. That any 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 holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

## IT IS FURTHER ORDERED:

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date 30 days ( ) after entry of this order against Nicole R. Jadermak; Aaron J. Jadermak, without further Order of the Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess:

Nicole R. Jadermak; Aaron J. Jadermak at the subject property commonly known as:

18542 Glen Oak Ave  
Lansing, IL 60438

30 days after 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 Forcible Entry and Detainer Court.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is exempt from all transfer taxes, either state, county or local/municipal and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer or exemption stamps of any nature.

# UNOFFICIAL COPY

A copy of this order shall be sent via regular mail to all defendants within 7 days.

ENTER:



Judge

DATED: \_\_\_\_\_

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
pleadings@il.cslegal.com  
Cook #21762  
14-17-05199

ENTERED  
JUDGE WILLIAM D. SULLIVAN-2142  
DEC 18 2017  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

Property of Cook County Clerk's Office