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1801722031D

JUDICIAL SALE DEED

Doc# 1801722031 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2018 01:32 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 October 2, 2017, in Case No. 17 CH 003923, entitled U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT vs. BERNICE HUMPHREY, 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 14, 2017, does hereby grant, transfer, and convey to **U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE SOUTH HALF OF LOT TWO (2) AND ALL OF LOT THREE (3) IN BLOCK FOUR (4) IN CROISSANT PARK MARKHAM, A SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 15.61 FEET THEREOF) ALSO ALL OF LOTS 3, 4, 5, AND 6 IN LAWS SUBDIVISION OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST AND NORTH WEST OF RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

Commonly known as 16613 WINCHESTER AVENUE, MARKHAM, IL 60428

Property Index No. 29-19-425-047-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 12th day of January, 2018.

The Judicial Sale Corporation

BOX 70

Codilis & Associates, P.C.

By:

Nancy R. Vallone
President and Chief Executive Officer

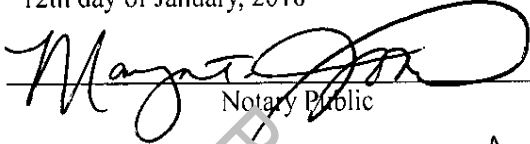
UNOFFICIAL COPY**JUDICIAL SALE DEED**

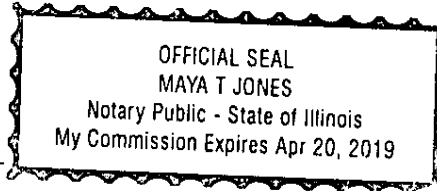
Property Address: 16613 WINCHESTER AVENUE, MARKHAM, IL 60428

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

12th day of January, 2018


Notary Public

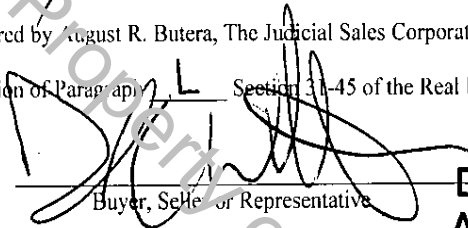


This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

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

1-15-18

Date


Buyer, Seller or Representative

Daniel C. 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 003923.

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:

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST,
SERIES 2016-CTT
15480 LAGUNA CANYON ROAD, SUITE 100
Irvine, CA, 92618

Contact Name and Address:

Contact: JHONNY LLANA
Address: 15480 LAGUNA CANYON RD., SUITE 100
IRVINE, CA 92618
Telephone: 949-341-5632

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. 14-17-02783

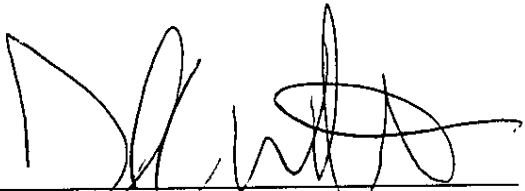
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File # 14-17-02783

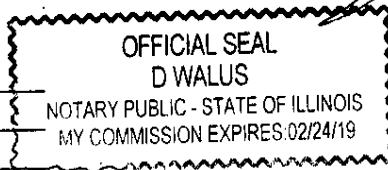
STATEMENT BY GRANTOR AND GRANTEE

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 15, 2018

Signature: 
Grantor or Agent

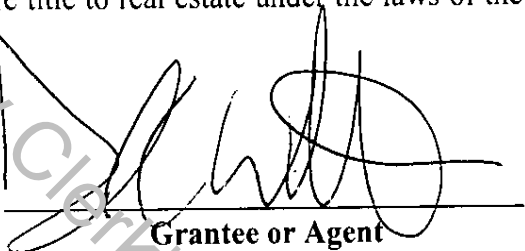
Subscribed and sworn to before me
By the said Agent
Date 1/15/2018
Notary Public 

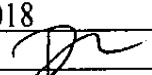


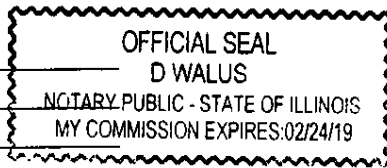
Daniel C. Walters
ARDC # 6270792

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 15, 2018

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
Date 1/15/2018
Notary Public 



Daniel C. Walters
ARDC # 6270792

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.)

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EXHIBIT

Calendar Number 58

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

U.S. Bank National Association, not in its individual
capacity but solely as trustee for the RMAC Trust, Series
2016-CTT
PLAINTIFF

Vs.

Bernice Humphrey; Unknown Heirs and Legatees of
Dorothy Tucker; United States of America - Department
of Housing and Urban Development; Unknown Owners
and Nonrecord Claimants; Gerald Nordgren, as Special
Representative for Dorothy Tucker (Deceased)
DEFENDANTS

No. 17 CH 003923

16613 Winchester Avenue
Markham, IL 60428

**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:

THE SOUTH HALF OF LOT TWO (2) AND ALL OF LOT THREE (3) IN BLOCK FOUR (4) IN CROISSANT PARK MARKHAM, A SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 15.61 FEET THEREOF) ALSO ALL OF LOTS 3, 4, 5, AND 6 IN LAWS SUBDIVISION OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST AND NORTH WEST OF RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

Commonly known as: 16613 Winchester Avenue , Markham, IL 60428

Property Index Number: 29-19-425-047-0000

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;

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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 11/14/2017;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Jhonny LLana, 15480 Laguna Canyon Rd., STE 100 Irvine, CA 92618, (949)341-5632

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 \$116,220.17 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 upon entry of this order the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have immediate possession of the subject property, 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:

Bernice Humphrey at the subject property commonly known as:

16613 Winchester Avenue
Markham, IL 60428

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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.

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

ENTER: DSB
Judge

DATED: 12/29/17 JUDGE DARRYL B. SIMKO
DEC 29 2017
CIRCUIT COURT - 1823

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-17-02783

Property of Cook County Clerk's Office