

# UNOFFICIAL COPY

Doc#: 1805201120 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/21/2018 10:50 AM Pg: 1 of 5

Dec ID 20180201603618

2552

## 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 July 10, 2017, in Case No. 14 CH 18278, entitled WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY

AS TRUSTEE FOR MERA TRUST 2015-1 vs. HOUSTON KING, 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 December 7, 2017, does hereby grant, transfer, and convey to **DIPLOMAT PROPERTY MANAGER, LLC.**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


LOT 8 IN LAKE LYNWOOD UNIT 10, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 20043 LAKE LYNWOOD DRIVE, Lynwood, IL 60411

Property Index No. 33-07-416-008-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 8th day of February, 2018.

**The Judicial Sales Corporation**

By:   
Nancy R. Vallone  
President and Chief Executive Officer

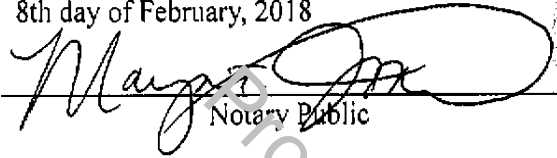
# UNOFFICIAL COPY JUDICIAL SALE DEED

Property Address: 20043 LAKE LYNWOOD DRIVE, Lynwood, IL 60411

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

8th day of February, 2018


  
Notary Public

OFFICIAL SEAL  
MAYA T JONES  
Notary Public - State of Illinois  
My Commission Expires Apr 20, 2019

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).

2/8/18  
Date

  
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 14 CH 18278.

Grantor's Name and Address:

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

Contact Name and Address:

Contact: DIPLOMAT PROPERTY MANAGER, LLC., by assignment  
Address: 6625 MIAMI LAKES DR  
MIAMI, FL 33014  
Telephone: 305-967-6747

Mail To:

McCalla Raymer Leibert Pierce, LLC  
One North Dearborn Street, Suite 1200  
Chicago, IL, 60602  
(312) 416 5500  
Att No. 61256  
File No. 2552

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"EXHIBIT"

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS  
TRUSTEE FOR MFRA TRUST 2015-1

Plaintiff,

-v.-

HOUSTON KING

Defendants

14 CH 18278

20043 LAKE LYNWOOD DRIVE  
Lynwood, IL 60411

Calendar #56 JUDGE LYLE

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION,  
ORDER FINDING PERSONAL DEFICIENCY**

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 8 IN LAKE LYNWOOD UNIT 10, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 7,  
TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 20043 LAKE LYNWOOD DRIVE, Lynwood, IL 60411

Property Index No. 33-07-416-008-0000.

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 single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on December 14, 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;

That there shall be a personal deficiency judgment entered in the sum of \$80,684.39 with interest thereon as by statute provided, against: HOUSTON KING

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## Order Approving Report of Sale

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 (JMFL).

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: WILMINGTON TRUST, NATIONAL ASSOCIATION  
 Contact: DANIEL ROSINI  
 Address: RODNEY SQUARE NORTH  
 1100 NORTH MARKET STREET  
 Wilmington, DE 19890  
 Telephone Number: (302) 651-1000

**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 days 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 HOUSTON KING from the premises commonly known as 20043 LAKE LYNWOOD DRIVE, Lynwood, IL, 60411.

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 Forcible Entry 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 recording of the Deed issued hereunder without affixing any transfer stamps.

Date: \_\_\_\_\_

ENTER: \_\_\_\_\_

Judge Fredkenna M. Lyde  
 JAN 23 2018  
 Judge Circuit Court 2964

McCalla Raymer Leibert Pierce, LLC  
 One North Dearborn Street, Suite 1200  
 Chicago, IL 60602  
 (312) 416-5500  
 Email: pleadings@mccalla.com  
 Attorney File No. 2552  
 Attorney Code. 61256  
 Case Number: 14 CH 18278  
 TJSC#: 37-9438

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2 15 2018

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

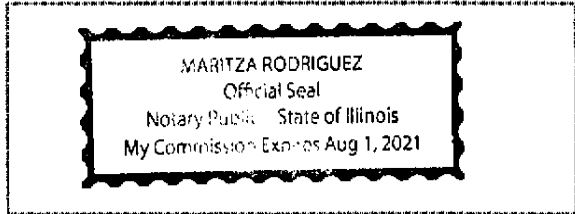
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent

On this date of: 2 15 2018

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 15 2018

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

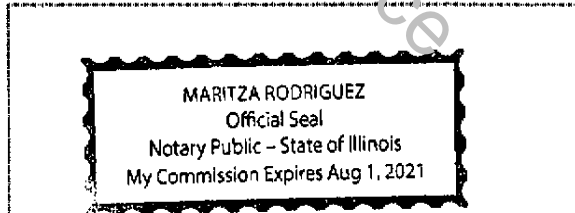
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 2 15 2018

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)