



JUDICIAL SALE DEED

Doc# 1805713070 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/26/2018 03:02 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 September 11, 2017, in Case No. 15 CH 16437, entitled WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE CERTIFICATE

HOLDERS OF THE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW1 vs. JAY COWLEY, AS HEIR OF ERIC V. COWLEY A/K/A ERIC COWLEY, 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 13, 2017, does hereby grant, transfer, and convey to **WELLS FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

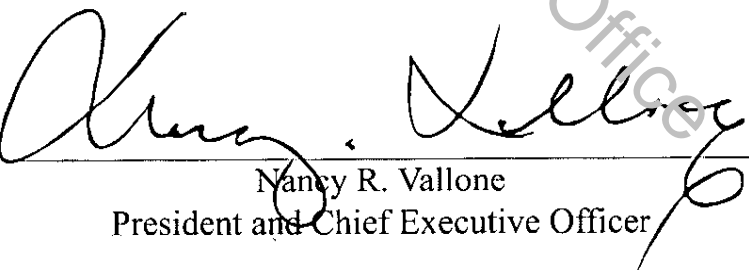
PARCEL 1: UNIT 1802-1B IN THE KINGS WALK III CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTH WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE KINGS WALK III CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NUMBER 94,533,560 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS DEFINED CREATED AND LIMITED IN SECTION 3.2 OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR KINGS WALK MASTER HOMEOWNER'S ASSOCIATION DATED APRIL 14, 1994 AND RECORDED APRIL 15, 1994 AS DOCUMENT NUMBER 94,341,471 OVER AND ACROSS LAND DESCRIBED AND DEFINED AS "COMMON AREA" THEREIN.

Commonly known as 1802 PLUM GROVE, #1B, Rolling Meadows, IL 60008

Property Index No. 02-26-117-013-1098

Grantor has caused its name to be signed to those present by its President and CEO on this 5th day of February, 2018.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer



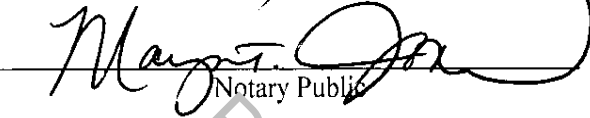
UNOFFICIAL COPY**JUDICIAL SALE DEED**

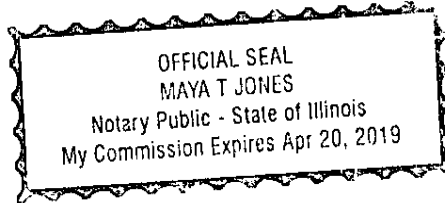
Property Address: 1802 PLUM GROVE, #1B, Rolling Meadows, IL 60008

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

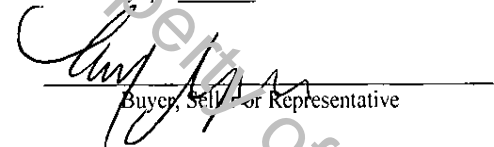
5th day of February, 2018


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).

2/6/18 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 15 CH 16437.

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:

WELLS FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW1

Contact Name and Address:

Contact: WELLS FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW1
Address: JERRY FRENCH C/O CODE COMPLIANCE DEPARTMENT
3217 SOUTH DECKER LAKE DRIVE
SALT LAKE CITY, UT 84119-3284
Telephone: 888-349-8964

Mail To:

JOHNSON, BLUMBERG & ASSOCIATES, LLC
230 W. Monroe Street, Suite #1125
Chicago, IL, 60606
(312) 541 9710
Att No. 40342
File No. 15-2739

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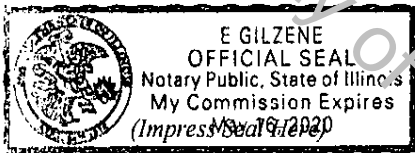
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Date: 2-23-18

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



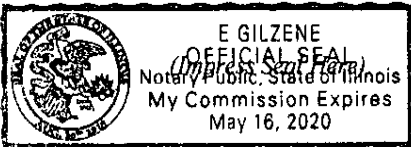
[Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Date: 2-23-18

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]
Notary Public

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 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 Act.]

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

WELLS FARGO BANK, N.A., AS TRUSTEE, FOR
THE CERTIFICATE HOLDERS OF THE ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2004-WCW1

Plaintiff,

-v.-

15 CH 16437

JAY COWLEY, AS HEIR OF ERIC V. COWLEY
A/K/A ERIC COWLEY, KINGS WALK III
CONDOMINIUM ASSOCIATION AN ILLINOIS NOT
FOR PROFIT CORPORATION, KINGS WALK
CONDOMINIUM ASSOCIATION, AN ILLINOIS
NOT-FOR-PROFIT CORPORATION, JUDI
COWLEY, AS HEIR OF ERIC V. COWLEY A/K/A
ERIC COWLEY, DANA EVANS, AS HEIR OF ERIC
V. COWLEY A/K/A ERIC COWLEY, LEE COWLEY,
AS HEIR OF ERIC V. COWLEY A/K/A ERIC
COWLEY, UNKNOWN HEIRS AT LAW AND
LEGATEES OF ERIC V. COWLEY A/K/A ERIC
COWLEY, WILLIAM P. BUTCHER, AS SPECIAL
REPRESENTATIVE OF THE ESTATE OF ERIC V.
COWLEY A/K/A ERIC COWLEY, UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS

1802 PLUM GROVE, #1B
Rolling Meadows, IL 60008

Defendants

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:

PARCEL 1: UNIT 1802-1B IN THE KINGS WALK III CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE KINGS WALK III CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NUMBER 94,533,560 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS DEFINED CREATED AND LIMITED IN SECTION 3.2 OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR KINGS WALK MASTER HOMEOWNER'S ASSOCIATION DATED APRIL 14, 1994 AND RECORDED APRIL 15, 1994 AS DOCUMENT NUMBER 94,341,471 OVER AND ACROSS LAND DESCRIBED AND DEFINED AS "COMMON AREA" THEREIN.

UNOFFICIAL COPY

Order Approving Report of Sale

Commonly known as 1802 PLUM GROVE, #1B, Rolling Meadows, IL 60008

Property Index No. 02-26-117-013-1098.

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 condominium;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 12/14/17

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 The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1504, 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:	WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE CERTIFICATE HOLDERS OF THE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW1
Contact:	Jerry French
Address:	3217 S. Decker Lake Drive Salt Lake City, UT 84119
Telephone Number:	(888) 349-8964

IT IS FURTHER ORDERED:

UNOFFICIAL COPY

Order Approving Report of Sale

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 JAY COWLEY, AS HEIR OF ERIC V. COWLEY A/K/A ERIC COWLEY, JUDI COWLEY, AS HEIR OF ERIC V. COWLEY A/K/A ERIC COWLEY, DANA EVANS, AS HEIR OF ERIC V. COWLEY A/K/A ERIC COWLEY, and LEE COWLEY, AS HEIR OF ERIC V. COWLEY A/K/A ERIC COWLEY from the premises commonly known as 1802 PLUM GROVE, #1B, Rolling Meadows, IL, 60008

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 recordation of the Deed issued hereunder without affixing any transfer stamps.

Date: _____

ENTER:

Judge Gerald V. Cleary

FEB 01 2018

Circuit Court - 2147

JOHNSON, BLUMBERG & ASSOCIATES, LLC
230 W. Monroe Street, Suite #1125
Chicago, IL 60606
(312) 541-9710
Email: ilpleadings@johnsonblumberg.com
Attorney File No. 15-2739
Attorney Code. 40342
Case Number: 15 CH 16437
TJSC#: 37-8557