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W10-4019

JUDICIAL SALE DEED



\*1807206188D\*

Doc# 1807206188 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2018 03:33 PM PG: 1 OF 7

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on October 24, 2017 in Case No. 11 CH 4645 entitled WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A vs. EROL S. OZTEKIN and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 25, 2018, does hereby grant, transfer and convey to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

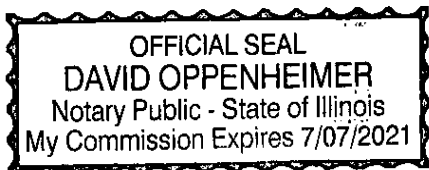
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this March 7, 2018. INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on March 7, 2018 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) Attest, March 7, 2018.

B/w

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Rider attached to and made a part of a Judicial Sale Deed dated March 7, 2018 from INTERCOUNTY JUDICIAL SALES CORPORATION to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A and executed pursuant to orders entered in Case No. 11 CH 4645.

LOT 47 IN CUTTERS RUN OF SOUTH BARRINGTON SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1990 AS DOCUMENT 90156829, IN COOK COUNTY ILLINOIS.

Commonly known as 7 Pacer Trail, South Barrington, IL 60010

P.I.N. 01-27-308-006-0000

**Grantee's Contact Information:**

Wilmington Savings Fund Society  
C/O Carrington Mortgage Holdings, LLC  
1600 South Douglass Road, Suite 200-B  
Anaheim, California, 92806  
(949) 517-5371

**RETURN TO:**

The Wirbicki Law Group  
33 West Monroe Street  
Suite 1140  
Chicago, Illinois 60603

**MAIL TAX BILLS TO:**

Carrington Mortgage Holdings, LLC  
1600 South Douglass Road, Suite 200-B  
Anaheim, California, 92806

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

Dated March 13, 2018

Signature: *Melissa Lazare*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 13, day of March, 2018  
Notary Public *Atoor Lazare*



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 March 13, 2018

Signature: *Melissa Lazare*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 13, day of March, 2018  
Notary Public *Atoor Lazare*



**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.)

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W10-4019

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS )  
 TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A; )  
 Plaintiff,) 11 CH 4645  
 vs. ) Calendar 64

ERROL S. OZTEKIN; KIMBERLY I. OZTEKIN; )  
 CUTTER'S RUN OF SOUTH BARRINGTON HOMEOWNERS )  
 ASSOCIATION; INLAND BANK & TRUST AS S/I/I TO )  
 CAMBRIDGE BANK; STATE OF ILLINOIS; UNKNOWN )  
 HEIRS AND LEGATEES OF ERROL S. OZTEKIN, IF )  
 ANY; UNKNOWN HEIRS AND LEGATEES OF KIMBERLY )  
 I. OZTEKIN, IF ANY; UNKNOWN OWNERS; AND )  
 NON RECORD CLAIMANTS; )  
 Defendants,)

7 Pacer Trail, South  
 Barrington, IL 60010

### ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE, AND ORDER TO EVICT

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 mortgaged real estate that is the subject of the matter captioned above and described as:

LOT 47 IN CUTTERS RUN OF SOUTH BARRINGTON SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1990 AS DOCUMENT 90156829, IN COOK COUNTY ILLINOIS.

Commonly known as: 7 Pacer Trail, South Barrington, IL 60010.

PIN: 01-27-308-006-0000.

The real property that is the subject matter of this proceeding is a single family residence.

The real property was last inspected by movant or movant's agent on 1/12/18

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

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

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That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and;

That justice was done.

**IT IS THEREFORE ORDERED:**

That the sale of the mortgaged real estate 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 advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment;

That there shall be an IN REM deficiency judgment entered in the sum of (\$637,113.90), with interest thereon as provided by statute against the subject property;

That the Plaintiff will not pursue collection of the note;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, or its assigns, a deed sufficient to convey title.

That the Court finds that the Plaintiff paid no new funds in consideration for the grant of the Judicial Sale Deed to it. The Court finds that the amount paid by Plaintiff to the Selling Officer herein in consideration for the Judicial Sale Deed is \$0.00.

**IT IS FURTHER ORDERED:**

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate no sooner than ~~30~~ <sup>60 pm</sup> days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than ~~30~~ <sup>60 pm</sup> days from the entry of this Order ERROL S. OZTEKIN, KIMBERLY I. OZTEKIN from the mortgaged real estate commonly known as 7 Pacer Trail, South Barrington, IL 60010 without further Order of Court;

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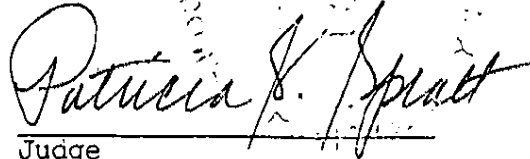
No occupants other than individuals named in the Order to Evict may be evicted without a Supplemental Order to Evict;

That the Municipality or County may contact the below with concerns about the real property: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A c/o Carrington Mortgage Holdings, LLC 1600 South Douglass Road, Suite 200-B, Anaheim, CA 92806 (949) 517-5371 Chris Lechtanski

That the Deed to be issued hereunder is 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;

A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

  
Judge

Dated: \_\_\_\_\_

Judge Patricia S. Spratt

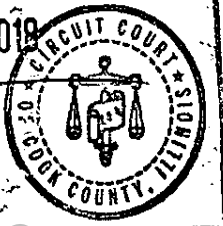
FEB 27 2018

Circuit Court-2146

The Wirbicki Law Group  
33 West Monroe Street, Suite 1140  
Chicago, Illinois 60603  
(312) 360-9455

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I hereby certify that the document to which this  
certification is affixed is a true copy.  
DOROTHY BROWN MAR 12 2019  
Date *[Signature]*  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



Clerk of Cook County Clerk's Office