

2018-01138-F F16120246
JUDICIAL SALE DEED

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 May 2, 2017 in Case No. 17 CH 641 entitled Pacific Union Financial, LLC vs. Marshel Brown aka Marshel Diane Brown and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 19, 2018, does hereby grant, transfer and convey to Pacific Union Financial, LLC the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

1808049111D
Doc# 1808049111 Fee \$46.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/21/2018 03:35 PM PG: 1 OF 5

PREMIER TITLE

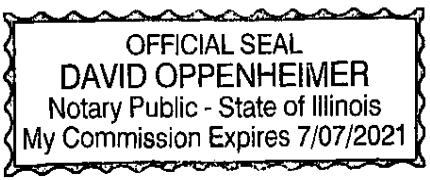
SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

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 16, 2018.
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Frederick S. Lappe
Secretary

Andrew D. Schusteff
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on March 16, 2018 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty Judicial Sales Corporation.



David Oppenheimer
Notary Public

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

Exempt from tax under 35 ILCS 200/31-45(1) AS, March 16, 2018.

No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

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Rider attached to and made a part of a Judicial Sale Deed dated March 16, 2018 from INTERCOUNTY JUDICIAL SALES CORPORATION to Pacific Union Financial, LLC and executed pursuant to orders entered in Case No. 17 CH 641.

LOT 24 AND THE SOUTH 1/2 OF LOT 25 IN BLOCK 2 IN H.C. GRAY'S ADDITION TO WEST PULLMAN, A SUBDIVISION OF THE 15 ACRES OF THE NORTH 26-2/3 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 12342 South Green Street, Calumet Park, Illinois 60827

P.I.N. 25-29-406-019-0000

RETURN TO:

Anselmo Lindberg & Associates, LLC
1771 West Diehl Road
Suite 120
Naperville, Illinois 60563-1890

GRANTEE CONTACT INFORMATION:

Gilbert Ryan
1603 LBJ Freeway, Ste 500
Farmers Branch, TX 75234

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

MAIL TAX BILLS TO:

Gilbert Ryan
1603 LBJ Freeway, Ste 500
Farmers Branch, TX 75234

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F16120246 PAC

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

Pacific Union Financial, LLC

Plaintiff,

vs.

Marshel Brown aka Marshel Diane Brown; Unknown
Owners and Non-Record Claimants

Defendants.

CASE NO. 17 CH 641
Property Address: 12342 South Green
Street, Calumet Park, Illinois 60827

Spratt Calendar 64

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION

THIS CAUSE comes to be heard on Plaintiff, Pacific Union Financial, LLC, 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 described as:

SEE ATTACHED

Common Address: 12342 South Green Street, Calumet Park, Illinois 60827

P.I.N.: 25-29-406-049-0000;

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

The real property was last inspected by movant, its insurers, investors, or agent on January 24, 2018.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution are hereby approved, ratified and confirmed;

That the Plaintiff have and recover an IN PERSONAM deficiency judgment against Marshel Brown aka Marshel Diane Brown in the sum of \$114,399.53 and that execution issue therefore;

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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;

A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509;

IT IS FURTHER ORDERED that the deed to be issued hereunder is a transaction subject to the Real Property Transfer Tax laws of the State of Illinois, County of Cook, and a local municipality. The Cook County Recorder of Deeds is hereby ordered to record said deed once it fully complies with the applicable State, County, and Local Municipal Transfer Tax Laws which govern the attached deed, including but not limited to, any and all property transfer exemption requirements.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

That 735 ILCS 5-9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

The Sheriff of Cook County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:

12342 South Green Street, Calumet Park, Illinois 60827

That the Sheriff is further ordered to evict Marshal Brown aka Marshel Diane Brown, now in possession of the premises commonly known as:

12342 South Green Street, Calumet Park, Illinois 60827

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

That the Municipality or County may contact the below with concerns about the real property:

Gilbert Ryan
Pacific Union Financial
1603 LBJ Frwy
Suite 500
Farmers Branch, TX 75234
Fax: 817-350-6103
Phone: 469-804-1535

Judge Patricia S. Spratt

MAR 09 2018

Circuit Court-2146

DATE: _____

ENTER: Patricia S. Spratt

ANSELMO LINDBERG & ASSOCIATES LLC
1771 W. Diehl Rd., Ste 120
Naperville, IL 60563-4947
630-453-6960 | 866-402-8661 | 630-428-4620 (fax)
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232
IllinoisCourts@AnselmoLindberg.com

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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 3/20/18
Signature: [Signature] **Grantor or Agent**
Patrick Martin
Sales Department
Anselmo Lindberg & Associates, LLC

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 2018
Notary Public [Signature]



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.

Signature: [Signature] **Grantee or Agent**
Patrick Martin
Sales Department
Anselmo Lindberg & Associates, LLC

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 2018
Notary Public [Signature]

