

180142

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SHERIFF'S DEED

2018-04215-F F17100236
 THE GRANTOR, **SHERIFF OF COOK COUNTY, ILLINOIS**, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Cook County, Illinois on June 5, 2018 in Case No. 17 CH 16900 entitled Stearns Lending, LLC v. Shoane R. Collins aka Shoane Collins aka S.R. Collins, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on September 12, 2018, does hereby grant, transfer and convey to Stearns Lending, LLC, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:



1832349232D

Doc# 1832349232 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/19/2018 03:19 PM PG: 1 OF 5

PREMIER TITLE

Legal: THE EAST 3 FEET OF LOT 53 AND ALL OF LOT 54 IN HALEY AND SULLIVAN'S LONGWOOD MANOR A SUBDIVISION OF BLOCK 8 AND THE NORTH 1/2 OF BLOCK 9 IN HILLIARD AND DOBBINS RESUBDIVISION OF THAT PART OF BLOCKS 1 AND 2 IN HILLIARD AND DOBBINS FIRST ADDITION TO WASHINGTON HEIGHTS LYING NORTH OF RIGHT OF WAY OF THE WASHINGTON HEIGHTS BRANCH RAILROAD BEING THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1301 West 97th Place, Chicago, Illinois 60643

P.I.N.: 25-08-112-038-000

Dated this _____ day of OCT 26 2018, 20__

(SEAL)

Joshua Thomas #11069
 Cook County, Illinois

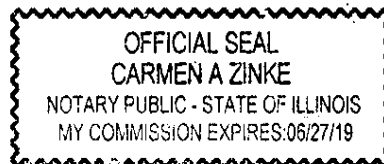
State of Illinois)
 County of Cook) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Thomas personally known to me to be the same person whose name as Sheriff of Cook County is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, delivered the said instrument as his/her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this OCT 26 2018, 20__

Commission expires _____

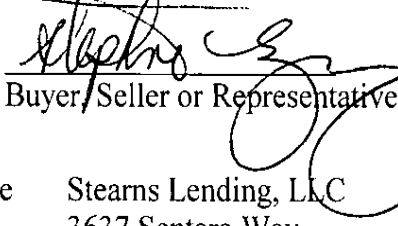
Carmen A Zinke
 Notary Public



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This deed shall be exempt from transfer tax under the 35 ILCS 200/31-45(l) government instrumentality exemption.

11/1/18
 Date


 Buyer/Seller or Representative

Grantee Name Stearns Lending, LLC
 and Send tax 3637 Sentara Way
 bill to: Virginia Beach, VA 23452

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


Prepared by: Steven Lindberg, 1771 W. Diehl Rd, Suite 120, Naperville, IL 60563



Return to: Anselmo Lindberg & Associates LLC, 1771 W. Diehl Rd., Suite 120, Naperville, IL 60563.

R412

Contact Name and Address:
 Sandra Seabron
 3637 Sentara Way
 Virginia Beach, VA 23452
 757.452.5487

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

REAL ESTATE TRANSFER TAX		16-Nov-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
25-08-112-038-0000 20181101624409 1-222-951-584		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Nov-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-08-112-038-0000 20181101624409 0-749-441-696		

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F17100230 LCARE

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

Stearns Lending, LLC

Plaintiff,

vs.

Shoane R. Collins aka Shoane Collins aka S.R. Collins;
Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 17 CH 16900
Property Address: 1301 West 97th Place,
Chicago, Illinois 60643

Spratt Calendar 64

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,
CONFIRMING SALE AND EVICTION ORDER**

THIS CAUSE comes to be heard on Plaintiff, Stearns Lending, 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: 1301 West 97th Place, Chicago, Illinois 60643

P.I.N.: 25-08-112-038-000

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 September 16, 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 REM deficiency judgment against the property in the sum of \$65,017.18 and that execution issue thereof.

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;

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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, 35 ILCS 200/31-1, et seq. Nothing in this order Approving Sale shall be deemed to have an effect on the transfer exemption provisions set forth in county and local municipality transfer tax laws.

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:

1301 West 97th Place, Chicago, Illinois 60643

That the Sheriff is further ordered to evict Shoane R. Collins aka Shoane Collins aka S.R. Collins; Unknown Owners and Non-Record Claimants, now in possession of the premises commonly known as:

1301 West 97th Place, Chicago, Illinois 60643

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:

LoanCare
Sandra Seabron
3637 Sentara Way
Virginia Beach, VA 23452
757.452.5487

DATE: _____

ENTER: _____

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
itpleadings@AnselmoLindberg.com

Judge Patricia S. Spratt
OCT 16 2018
Circuit Court - 2146

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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: 11/1/18

Signature: Stephne Lazarz Grantor or Agent
Stephne Lazarz
Sales Department
Anselmo Lindberg & Associates, LLC



Subscribed and sworn to before me
By the said Stephne Lazarz
This 1, day of November, 2018
Notary Public Stefanie Rudy

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: Stephne Lazarz Grantee or Agent
Stephne Lazarz
Sales Department
Anselmo Lindberg & Associates, LLC



Subscribed and sworn to before me
By the said Stephne Lazarz
This 1, day of November, 2018
Notary Public Stefanie Rudy