



1907015015D

2019-00890-F F17/20154

JUDICIAL SALE DEED

Doc# 1907015015 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/11/2019 03:20 PM PG: 1 OF 5

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 October 4, 2018, in Case No. 18 CH 6640, entitled HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE FBR

SECURITIZATION TRUST 2005-2 CALLABLE MORTGAGE-BACKED NOTES, SERIES 2005-2 vs. JAMES ADAMSKI AKA JAMES JOHN ADAMSKI AKA JAMES J. ADAMSKI, 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 January 28, 2019, does hereby grant, transfer, and convey to **HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE FBR SECURITIZATION TRUST 2005-2 CALLABLE MORTGAGE-BACKED NOTES, SERIES 2005-2** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


Lot 2 in Mahoney Estates, a subdivision of the North Three-Fourths (3/4) of the West half of the South West Quarter of Section 24, Township 37 North, Range 13, East of the Third Principal Meridian (EXCEPT Right-of-Way of Chicago and Southern Railroad). Situated in Cook County, in the State of Illinois.

Commonly known as 3144 WEST WHIPPLE DRIVE, Merrionette Park, IL 60803

Property Index No. 24-24-310-002-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 6th day of March, 2019.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

REAL ESTATE TRANSFER TAX 11-Mar-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-24-310-002-0000 | 20190301617759 | 1-733-506-464

PREMIER TITLE

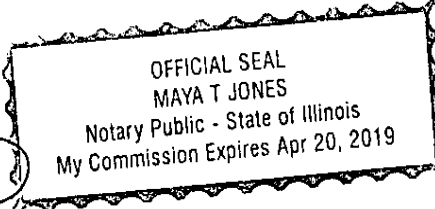
UNOFFICIAL COPY

JUDICIAL SALE DEED

Property Address: 3144 WEST WHIPPLE DRIVE, Merrionette Park, IL 60803

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
6th day of March, 2019



Maya T Jones

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).

3/8/19 *August R. Butera*
Date Buyer, Seller or Representative

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:
HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE FBR SECURITIZATION TRUST 2005-2
CALLABLE MORTGAGE-BACKED NOTES, SERIES 2005-2
8742 LUCENT BLVD., SUITE 300
Highlands Ranch, CO, 80129

Contact Name and Address:

Contact: SPECIALIZED ASSET MANAGEMENT LLC
 PAT HAMILTON
Address: 8743 LUCENT BLVD. STE. 500
 Highlands Ranch, CO 80129
Telephone: 866-625-8133

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

Mail To:
Anselmo Lindberg & Associates, LLC
1771 W. Diehl Road, Suite 120
NAPERVILLE, IL, 60563
(630) 453 6960
Att No. 58852
File No. F17120154

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F17120154 SLS

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

HSBC BANK USA, NATIONAL ASSOCIATION, as
Indenture Trustee, for the FBR Securitization Trust
2005-2 Callable Mortgage-Backed Notes, Series 2005-2

Plaintiff,

vs.

James Adamski aka James John Adamski aka James J.
Adamski; Village of Merrionette Park; State of Illinois
Department of Revenue; United States of America;
Unknown Owners and Non-Record Claimants

Defendants.

CASE NO. 18 CH 6640
Property Address: 3144 West Whipple Drive,
Merrionette Park, Illinois 60803

Sullivan Calendar 60

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

THIS CAUSE comes to be heard on Plaintiff, HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2, 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: 3144 West Whipple Drive, Merrionette Park Illinois 60803

P.I.N.: 24-24-310-002-0000;

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 20, 2019.

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 \$156,472.59 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;

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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, 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:

3144 West Whipple Drive, Merrionette Park, Illinois 60803

That the Sheriff is further ordered to evict James Adamski aka James John Adamski aka James J. Adamski, now in possession of the premises commonly known as:

3144 West Whipple Drive, Merrionette Park, Illinois 60803

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:

Specialized Asset Management LLC
Pat Hamilton
8742 Lucent Blvd., Suite 575
Highlands Ranch, Colorado 80129
866-625-8133

DATE: _____

ENTER: _____

ENTERED
JUDGE WILLIAM B. SULLIVAN-2142
FEB 25 2019
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

ANSELMO LINDBERG & ASSOCIATES LLC
1771 W. Dichl 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
ilpleadings@AnselmoLindberg.com

Property of Cook County Clerk's Office

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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: 3/8/19
Signature: *Christina Prum* Grantor or Agent
Christina Prum
Sales Department
Anselmo Lindberg & Associates, LLC

Subscribed and sworn to before me
By the said Christina Prum
This 8 day of March, 2019
Notary Public *Connie R. O'Neil*



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: *Christina Prum* Grantee or Agent
Christina Prum
Sales Department
Anselmo Lindberg & Associates, LLC

Subscribed and sworn to before me
By the said Christina Prum
This 8 day of March, 2019
Notary Public *Connie R. O'Neil*

