

# UNOFFICIAL COPY

## SHERIFF'S DEED

2019-00943-EM F19030107  
 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 November 13, 2019 in Case No. 19 CH 4005 entitled Sierra Pacific Mortgage Company, Inc. v. James Johnson, et al., and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said Grantor on January 7, 2020, does hereby grant, transfer and convey to Federal Home Loan Mortgage Corporation, the following described real estate situated in Cook County, State of Illinois, to have and to hold forever:

Doc#: 2016206217 Fee: \$98.00  
 Edward M. Moody  
 Cook County Recorder of Deeds  
 Date: 06/10/2020 12:35 PM Pg: 1 of 8  
 Dec ID 20200501678470  
 ST/CO Stamp 2-066-427-104

Legal: UNIT 305 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CAGO MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22 788 892, IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 7100 West 95th Street 305, Oak Lawn, Illinois 60453  
 P.I.N.: 24-06-301-045-1033

Dated this 25 day of February, 2020

*[Signature]*  
 Cook County, Illinois

(SEAL)  
 State of Illinois ) ss  
 County of Cook County )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT ~~CHRISTINA GRIFF~~ 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 that 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 25 day of February, 2020

Commission expires \_\_\_\_\_  
*[Signature]*  
 Notary Public



PREMIER TITLE

This deed shall be exempt from transfer tax as a transfer to holder of the mortgage pursuant to foreclosure proceeding 35 ILCS 200/31-41 (c).

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5/12/2020  
Date

*[Signature]*  
Buyer, Seller or Representative

Grantee Name and Send tax bill to: Federal Home Loan Mortgage Corporation  
c/o Homesteps Asset Services  
5000 Plano Parkway  
Carrollton, TX 75010

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.

Contact Name and Address:  
Federal Home Loan Mortgage Corporation  
Judy Acquaye  
Homesteps Asset Services  
5000 Plano Parkway  
Carrollton, TX 75010  
Phone: (972) 395-2807

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
830-571-2111

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F19030107 LCARE

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

Sierra Pacific Mortgage Company, Inc.

Plaintiff,

vs.

Cago Manor Condominium Association nka Lexington  
Manor Condominium Association; Unknown Heirs and  
Legatees of James L. Johnson aka James Johnson;  
Janea Johnson; Thomas P. Quinn Special  
Representative;

Defendants.

CASE NO. 19 CH 4005

7100 West 95th Street 305, Oak Lawn, Illinois 60453

Sullivan Calendar 60

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

THIS CAUSE comes to be heard on Plaintiff, Sierra Pacific Mortgage Company, Inc., 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: 7100 West 95th Street 305, Oak Lawn, Illinois 60453

P.I.N.: 24-06-301-045-1033

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 11, 2020.

The real property that is the subject matter of the instant proceeding is a Condominium.

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 \$6,294.49 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;

That the Cago Manor Condominium Association n/k/a Lexington Manor Condominium Association is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriff's sale pursuant to 765 ILCS 605/9(g)(3), and the Association shall modify its records accordingly. In the event of any resale of property, any statements of any liens, including

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## Legal Description

UNIT 305 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CAGO MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22 788 882, IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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That the Plaintiff have and recover an INPERSONAM deficiency judgment against Rasonya Haymon aka Rasonya Lee-Haymon aka Rasonya A. Haymon; Anna J. Lee aka Anna Jean Lee aka Anna Lee in the sum of \$40,610.30 and that execution issue therefore;

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, 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 5/15-170,

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:

1367 Arthur Street, Calumet City, Illinois 60409

That the Sheriff is further ordered to evict Rasonya Haymon aka Rasonya Lee-Haymon aka Rasonya A. Haymon; Anna J. Lee aka Anna Jean Lee aka Anna Lee, now in possession of the premises commonly known as:

1367 Arthur Street, Calumet City, Illinois 60409

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:

Suzette Figaro  
55 Beattie Place  
Suite 110, MS# 003  
Greenville, SC 29601  
832 775 7722

DATE: \_\_\_\_\_

ENTER: \_\_\_\_\_

*Marian E. Perkins*  
Judge Marian Emily Perkins  
FEB 10 2020  
Circuit Court-2201

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  
illeadings@AnselmoLindberg.com

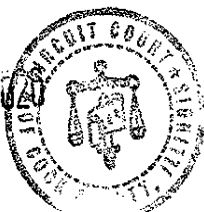
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I hereby certify that the document to which this certification is affixed is a true copy.

Date **DOROTHY BROWN FEB 13 2020**

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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9416 South Raymond Avenue, Oak Lawn Illinois 60453  
Telephone: (708) 636-1400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



THE VILLAGE OF  
**OAK LAWN**

**CERTIFICATE OF REAL ESTATE  
TRANSFER TAX EXEMPTION**

7100 W. 95TH STREET UNIT 305

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1 (B) of said Ordinance

Dated this 21ST day of APRIL, 2020

**Dr. Sandra Bury**  
Village President

**Jane M. Quinlan, MMC**  
Village Clerk

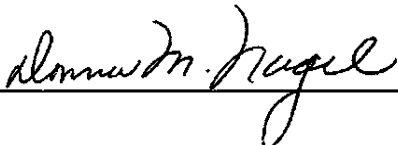
**Randy Palmer**  
Interim Acting  
Village Manager

**Village Trustees**  
Tim Desmond  
Paul A. Mallo  
Alex G. Olejniczak  
Thomas E. Phelan  
Bud Stalker  
Terry Vorderer

  
\_\_\_\_\_  
**Brian J. Harigan**  
Director of Finance & Administrative Services

SUBSCRIBED and SWORN to before me this

21ST Day of APRIL, 2020

  
\_\_\_\_\_



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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 5/12/2020

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 12<sup>th</sup> day of May, 2020  
Notary Public Denise M. Orlando



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 12<sup>th</sup> day of May, 2020  
Notary Public Denise M. Orlando

