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2022-02243-F
JUDICIAL SALE DEED

F19050169

Doc#. 2214617110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2022 02:31 PM Pg: 1 of 5

Dec ID 20220501614271
ST/CO Stamp 0-255-983-696

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 February 7, 2020 in Case No. 19 CH 7523 entitled US Bank National Association vs Khyzal E. Brunt, Jr. aka Khyzal Brunt Jr. aka Khyzal Eugene Brunt, Jr. aka Khyzal E. Brunt aka Khyzal Eugene Brunt aka Khyzal Brunt and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 10, 2022, does hereby grant, transfer and convey to **U.S. Bank National Association** 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 May 11, 2022.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Alex Grange
Alex Grange, Secretary

Frederick S. Lappe
Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on May 11, 2022 by Frederick S. Lappe as President and Alex Grange as Secretary of Intercounty Judicial Sales Corporation.



Julie Johnston
Notary Public

Prepared by Frederick S. Lappe, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) Danial Petruski May 11, 2022.

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 May 11, 2022 from INTERCOUNTY JUDICIAL SALES CORPORATION to U.S. Bank National Association and executed pursuant to orders entered in Case No. 19 CH 7523.

LOT 496 IN J.E. MERRION AND CO.'S HOMETOWN UNIT NO. 2, A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, LYING NORTH OF THE RIGHT-OF-WAY OF THE WABASH RAILROAD AND THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 8818 South Corcoran Road, Hometown, Illinois 60456

P.I.N. 24-03-215-015-0000

RETURN TO:

CREMER TITLE, 1000 JORIE BLVD. #136, OAK BROOK, IL 60523

Diaz Anselmo & Associates P.A.
1771 West Diehl Road
Suite 120
Naperville, Illinois 60563-1890

GRANTEE'S CONTACT INFORMATION:

Property Preservation
Attn: Christine Zuerner
Owensboro Operations Center
2800 Tamarack Rd.
Owensboro, KY 42301
270-691-5434

Grantee and
MAIL TAX BILLS TO:

U.S. Bank
1255 Corporate Dr.
Irving, TX 75038

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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 5-23-22

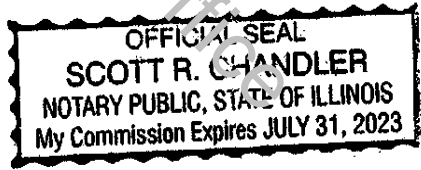
Signature: Jamie Pietrzycki Grantor or Agent
Jamie Pietrzycki
Sales Department
Diaz Anselmo & Associates, LLC



Subscribed and sworn to before me
By the said Jamie Pietrzycki
This 23rd day of May, 2022
Notary Public Scott R. Chandler

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: Jamie Pietrzycki Grantee or Agent
Jamie Pietrzycki
Sales Department
Diaz Anselmo & Associates, LLC



Subscribed and sworn to before me
By the said Jamie Pietrzycki
This 23rd day of May, 2022
Notary Public Scott R. Chandler

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F19050169 USBK

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

U.S. Bank National Association

Plaintiff,

vs.

Khyzal E. Brunt, Jr. aka Khyzal Brunt Jr. aka
Khyzal Eugene Brunt, Jr. aka Khyzal E. Brunt aka
Khyzal Eugene Brunt aka Khyzal Brunt; Illinois
Housing Development Authority;

Defendants

CASE NO. 19 CH 7523

8818 South Corcoran Road, Hometown, Illinois
60456

Chupack Calendar 57

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

THIS CAUSE comes to be heard on Plaintiff, U.S. Bank National Association, 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: 8818 South Corcoran Road, Hometown, Illinois 60456

P.I.N.: 24-03-215-055-0000

LOT 496 IN J.E. MERRION AND CO.'S HOMETOWN UNIT NO. 2, A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, LYING NORTH OF THE RIGHT-OF-WAY OF THE WABASH RAILROAD AND THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 12, 2022.

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;

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That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$51,509.05 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;

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:

8818 South Corcoran Road, Hometown, Illinois 60456

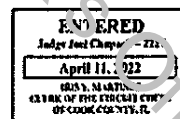
That the Sheriff is further ordered to evict Khyzal E. Brunt, Jr. aka Khyzal Brunt Jr. aka Khyzal Eugene Brunt, Jr. aka Khyzal E. Brunt aka Khyzal Eugene Brunt aka Khyzal Brunt, now in possession of the premises commonly known as:

8818 South Corcoran Road, Hometown, Illinois 60456

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:

Christine Zuerner
Property Preservation
Owensboro Operations Center
2800 Tamarack Road, Owensboro, KY 42301
270.691-5434
Christine.Zuerner@usbank.com



DATE: April 11, 2022

ENTER: Joel Chupack 2227

Diaz Anselmo & 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 64727, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232
MidwestPleadings@dallegal.com