

UNOFFICIAL COPY

Doc#: 2215817071 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2022 03:10 PM Pg: 1 of 5

Dec ID 20220501608370
ST/CO Stamp 1-741-119-568
City Stamp 0-667-377-744

2022-02049-F

FORECLOSURE SALE DEED

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 November 19, 2019, in Case No. 19 CH 5428, entitled 1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE vs. MIGUEL LOPEZ, 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 February 20, 2020, does hereby grant, transfer, and convey to 1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

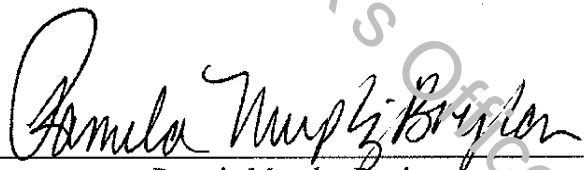
LOT 272 (EXCEPT THE EAST 10 FEET THEREOF) AND LOT 273 (EXCEPT THE WEST 10 FEET THEREOF) ALL IN 87TH STREET AND CRAWFORD HIGHLANDS, BEING A SUBDIVISION OF LOTS 1, 2 AND 3 IN HATLEY AND BOYER'S RESUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY OF GRAND TRUCK AND WABASH RAILROAD), IN COOK COUNTY, ILLINOIS.

Commonly known as 3828 WEST 86TH PLACE, CHICAGO, IL 60652

Property Index No. 19-35-332-053-0000

Grantor has caused its name to be signed to those present by its President and CEO on this 17th day of May, 2022.

The Judicial Sales Corporation

By 
Pamela Murphy-Boylan
President and Chief Executive Officer

PREMIER TITLE

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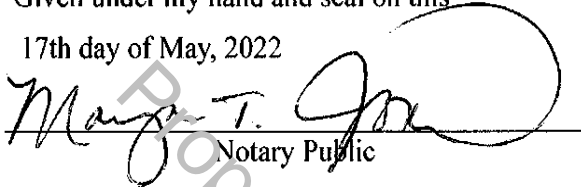
JUDICIAL SALE DEED

Property Address: 3828 WEST 86TH PLACE, CHICAGO, IL 60652

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 Pamela Murphy-Boylan, 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

17th day of May, 2022


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 2 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5/20/22 
Date Buyer, Seller or Representative

Grantor's Name and Address:

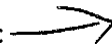
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE
55 BEATTIE PLACE, SUITE 110, MS# 003
GREENVILLE, SC 29601

Contact Name and Address:

Contact: SUZETTE FIGARO
Address: 55 BEATTIE PLACE, SUITE 110, MS# 003
GREENVILLE, SC 29601
Telephone: (832) 775-7722

Mail To:  **PREMIER TITLE, 1000 JORIE BLVD. #136. OAK BROOK, IL 60523**
Diaz Anselmo & Associates, LLC
1771 W. Diehl Road, Suite 120
NAPERVILLE, IL, 60563
Att No. 64727
File No. F19040155

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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

FI9040155 RSGNT

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

1900 Capital Trust II, By U.S. Bank Trust National Association, Not in its Individual Capacity But Solely As Certificate Trustee
Plaintiff,

vs.

Miguel Lopez; Illinois Housing Development Authority;
Defendants.

CASE NO. 19 CH 5428
3828 West 86th Place, Chicago, Illinois
60652

Robles Calendar 59

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

THIS CAUSE comes to be heard on Plaintiff, 1900 Capital Trust II, By U.S. Bank Trust National Association, Not in its Individual Capacity But Solely As Certificate Trustee, 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:

Common Address: 3828 West 86th Place, Chicago Illinois 60652

P.I.N.: 19-35-332-053-0000

LOT 272 (EXCEPT THE EAST 10 FEET THEREOF) AND LOT 273 (EXCEPT THE WEST 10 FEET THEREOF) ALL IN 87TH STREET AND CRAWFORD HIGHLANDS BEING A SUBDIVISION OF LOTS 1, 2 AND 3 IN HATLEY AND BOYER'S RESUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY OF GRAND TRUCK AND WABASH RAILROAD), 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 February 26, 2020.

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:

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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 INPERSONAM deficiency judgment against Miguel Lopez in the sum of \$96,970.85 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:

3828 West 86th Place, Chicago, Illinois 60652

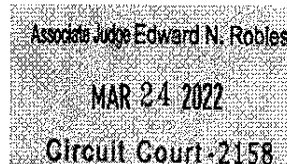
That the Sheriff is further ordered to evict Miguel Lopez, now in possession of the premises commonly known as:

3828 West 86th Place, Chicago, Illinois 60652

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: _____

Edward Robles

ENTER: _____