

2020-02795.PT

UNOFFICIAL COPY

F20070028

JUDICIAL SALE DEED

Doc#. 2216017227 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/09/2022 04:01 PM Pg: 1 of 6

Dec ID 20220601635032  
ST/CO Stamp 0-746-950-736

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 July 9, 2021 in Case No. 21 CH 215 entitled Lima One Capital LLC vs. Latrice Jones aka Latrice L. Jones aka Latrice Latoya Jones and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on September 7, 2021, does hereby grant, transfer and convey to Jupiter Property Manager, LLC the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

PREMIER TITLE

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 November 23, 2021.

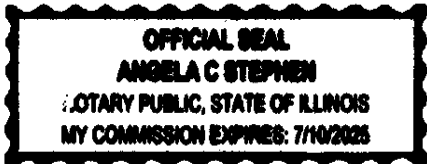
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

*David M. Oppenheimer*  
David M. Oppenheimer, Secretary

*Frederick S. Lappe*  
Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on November 23, 2021 by Frederick S. Lappe as President and David M. Oppenheimer as Secretary of Intercounty Judicial Sales Corporation.



*Angela C. Stephen*  
Notary Public

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

Exempt from tax under 35 ILCS 200/31-45 (4) *Janice Petrozyski*, November 23, 2021.

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 November 23, 2021 from INTERCOUNTY JUDICIAL SALES CORPORATION to Jupiter Property Manager, LLC and executed pursuant to orders entered in Case No. 21 CH 215.

LOT 9 IN BLOCK 46 IN LINCOLNWOOD WEST, BEING A SUBDIVISION OF THE WESTERLY PART OF THE SOUTHWEST 1/4 OF SECTION 24 AND PART OF THE SOUTHEAST 1/4 OF SECTION 23, EASTERLY OF THE ILLINOIS CENTRAL RAILROAD IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1959 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 17739257, IN COOK COUNTY, ILLINOIS.

Commonly known as 128 Indiana Street, Park Forest, IL 60466

P.I.N. 31-23-428-0090000

**RETURN TO:**

Anselmo Lindberg & Associates, LLC  
1771 West Diehl Road  
Suite 120  
Naperville, Illinois 60563-1890

**GRANTEE'S CONTACT INFORMATION:**

Jupiter Property Manager, LLC  
201 East McBee Ave., Suite 300  
Greenville, SC 29601  
(800) 390-4212

**MAIL TAX BILLS TO:**

Jupiter Property Manager, LLC  
201 East McBee Ave., Suite 300  
Greenville, SC 29601

**EXEMPTION APPROVED**

*Shela C. McNamee*  
VILLAGE CLERK  
VILLAGE OF PARK FOREST

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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 6/2/22  
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 2ND day of June, 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 2ND day of June, 2022  
Notary Public Scott R. Chandler

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F20070028 LIMA

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

Lima One Capital LLC

Plaintiff,

vs.

Latrice Jones aka Latrice L. Jones aka Latrice Latoya  
Jones; Latrice Investments Just Do It LLC;

Defendants.

CASE NO. 21CH215

128 Indiana Street, Park Forest, IL 60466

Chupack Calendar 57

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

THIS CAUSE comes to be heard on Plaintiff, Lima One Capital 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: 128 Indiana Street, Park Forest, IL 60466

P.I.N.: 31-23-428-009-0000

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 September 10, 2021.

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 INPERSONAM deficiency judgment against Latrice Investments Just Do It LLC in the sum of \$97,414.06 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;

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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 immediately 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:

128 Indiana Street, Park Forest, IL 60466

That the Sheriff is further ordered to evict Latrice Investments Just Do It LLC; Latrice Jones aka Latrice L. Jones aka Latrice Latoya Jones, now in possession of the premises commonly known as:

128 Indiana Street, Park Forest, IL 60466

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:

Lima One Capital  
201 East McBee Ave., Suite 300  
Greenville, SC 29601  
(800) 390-4212

Judge Joel Chupack

NOV 15 2021

Circuit Court - 2227

DATE: November 15, 2021

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

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## Legal Description

LOT 9 IN BLOCK 46 IN LINCOLNWOOD WEST, BEING A SUBDIVISION OF THE WESTERLY PART OF THE SOUTHWEST 1/4 OF SECTION 24 AND PART OF THE SOUTHEAST 1/4 OF SECTION 23, EASTERLY OF THE ILLINOIS CENTRAL RAILROAD IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1959 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 17739257, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office