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2020-02200-PT

F20060003

Doc# 2218607110 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/05/2022 09:02 AM Pg: 1 of 6

Dec ID 20220601651240

ST/CO Stamp 0-742-742-096

City Stamp 0-448-878-672

JUDICIAL SALE DEED

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 May 4, 2021 in Case No. 20 CH 5024 entitled Lima One Capital LLC vs. Brian Hietpas aka Brian J. Hietpas and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on July 6, 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:

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 June 10, 2022.

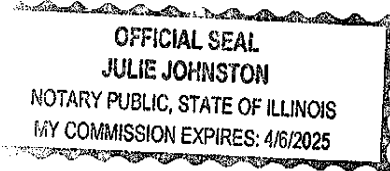
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Alex Grange, Secretary

Frederick S. Lappe, President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on June 10, 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 (L) Frederick S. Lappe, June 10, 2022.

No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

PREMIER TITLE

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Rider attached to and made a part of a Judicial Sale Deed dated June 10, 2022 from INTERCOUNTY JUDICIAL SALES CORPORATION to Jupiter Property Manager, LLC and executed pursuant to orders entered in Case No. 20 CH 5024.

LOT 11 AND THE NORTH 1 1/2 FEET OF LOT 12 IN BLOCK 1 IN MANUEL TRAINING SCHOOL ADDITION TO PULLMAN, A SUBDIVISION IN THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED JUNE 6, 1913 IN DOCUMENT NO. 05201392, IN COOK COUNTY, ILLINOIS.

Commonly known as 10714 South Prairie, Chicago, Illinois 60628

P.I.N. 25-15-304-024-0000

RETURN TO:

PREMIER 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:

Carlie Risser
201 E. McBee Ave., Suite 300
Greenville, SC 29601
800-390-4212 ext. 5608

MAIL TAX BILLS TO:

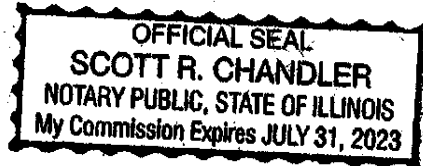
Jupiter Property Manager, LLC
201 E. McBee Ave., Suite 300
Greenville, SC 29601

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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.

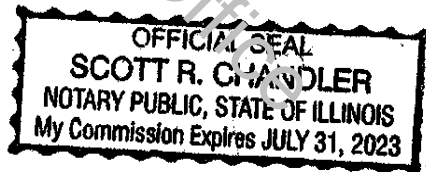
Dated 6/20/22
Signature: Jamie Pietrzycki Grantor or Agent
Jamie Pietrzycki
Sales Department
Diaz Anselmo & Associates, LLC



Subscribed and sworn to before me
By the said Jamie Pietrzycki
This 20th 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 20th day of June, 2022
Notary Public Scott R. Chandler

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

Lima One Capital LLC

Plaintiff,

vs.

Brian Hietpas aka Brian J. Hietpas; Luke Boda aka
Luke D. Boda; Brian Hietpas LLC;

Defendants.

CASE NO. 20 CH 5024

10714 South Prairie, Chicago, Illinois 60628

Spratt Calendar 64

**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: 10714 South Prairie, Chicago, Illinois 60628

P.I.N.: 25-15-304-024-0000

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 July 7, 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 Brian Hieptas LLC in the sum of \$89,427.43 and that execution issue therefore;

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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 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:

10714 South Prairie, Chicago, Illinois 60628

That the Sheriff is further ordered to evict Brian Hietpas LLC; Brian Hietpas aka Brian J. Hietpas; Luke Boda aka Luke D. Boda, now in possession of the premises commonly known as:

10714 South Prairie, Chicago, Illinois 60628

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:

Carlie Risser
201 East McBee Avenue, Suite 300
Greenville, SC 296601
800-390-4212 ext. 5608
Crisser@limaone.com

Judge Patricia S. Spratt

JUN 06 2022

Circuit Court - 2146

DATE: _____

ENTER: Patricia S. Spratt

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

Legal Description

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LOT 11 AND THE NORTH 1 1/2 FEET OF LOT 12 IN BLOCK 1 IN MANUEL TRAINING SCHOOL ADDITION TO PULLMAN, A SUBDIVISION IN THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED JUNE 6, 1913 IN DOCUMENT NO. 05201392, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office