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2020-01496 PT

F20040019

JUDICIAL SALE DEED

Doc#. 2219213507 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/11/2022 03:35 PM Pg: 1 of 5

Dec ID 20220601658203

ST/CO Stamp 0-376-939-600

City Stamp 1-411-294-288

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 3, 2022 in Case No. 20 CH 4021 entitled Lima One Capital LLC vs. Carl Young aka Carl A. Young and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on March 29, 2022, does hereby grant, transfer and convey to Toorak Repo Seller I Trust 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 20, 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 20, 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) Frederick S. Lappe, June 20, 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 20, 2022 from INTERCOUNTY JUDICIAL SALES CORPORATION to Toorak Repo Seller I Trust and executed pursuant to orders entered in Case No. 20 CH 4021.

LOT 10 IN BLOCK 11 IN THE FIRST ADDITION TO AUBURN HIGHLANDS, BEING HARTS SUBDIVISION OF BLOCK 11 AND 12 AND THE EAST 1/2 OF BLOCK 3, 6 AND 10 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 8130 South Throop Street, Chicago, Illinois 60620

P.I.N. 20-32-121-026-0000

RETURN TO:  **PREPARED TITLE, 1000 JORIE BLVD. #136. OAK BROOK, IL 60523**

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

GRANTEE'S CONTACT INFORMATION:

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

Grantee and
MAIL TAX BILLS TO:

Toorak Repo Seller I Trust
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 7/5/22
Signature Jamie Pietrzycki Grantor or Agent
Jamie Pietrzycki
Sales Department
Diaz Anselmo & Associates, LLC

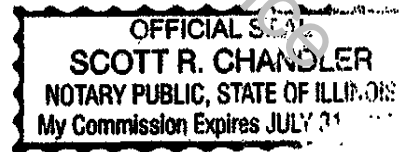
Subscribed and sworn to before me
By the said Jamie Pietrzycki
This 5th day of July, 2022
Notary Public Scott R. Chandler



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 5th day of July, 2022
Notary Public Scott R. Chandler



F20040019 LIMA

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

Lima One Capital LLC

Plaintiff,

vs.

Carl Young aka Carl A. Young; Here and Now
Developers LLC;

Defendants.

CASE NO. 20 CH 4021

8130 South Throop Street, Chicago, Illinois
60620

Weaver-Boyle Calendar 63

**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:

LOT 10 IN BLOCK 11 IN THE FIRST ADDITION TO AUBURN HIGHLANDS, BEING HARTS SUBDIVISION OF BLOCK 11 AND 12 AND THE EAST 1/2 OF BLOCK 3, 6 AND 10 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 8130 South Throop Street, Chicago, Illinois 60620

P.I.N.: 20-32-121-026-0000

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 March 31, 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 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:

8130 South Throop Street, Chicago, Illinois 60620

That the Sheriff is further ordered to evict Carl Young aka Carl A. Young; Here and Now Developers LLC, now in possession of the premises commonly known as:

8130 South Throop Street, Chicago, Illinois 60620

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:

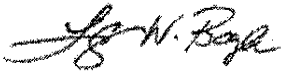
Carlie Risser
201 East McBee Avenue, Suite 300
Greenville, South Carolina 29601
(800) 390-4212 ext. 5608

Judge Lynn Weaver-Boyle

JUN 07 2022

Circuit Court- 2250

DATE: _____

ENTER:  _____

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