

UNOFFICIAL COPY

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2000-10-06 14:13:55  
Cook County Recorder 27.00

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 25, 2000 in Case No. 00 CH 1586 entitled Citifinancial vs. Peterson and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on September 19, 2000, does hereby grant, transfer and convey to **Citifinancial Services Incorporated** the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



PARCEL 1: UNIT NUMBER 25, IN PARTRIDGE HILL PHASE 6, 7, 8 AND 9 BEING A SUBDIVISION OF PART OF THE WEST 33 ACRES OF THE EAST 63 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1978, AS DOCUMENT NUMBER 24517485, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PARTRIDGE HILL TOWNHOME AND RECREATIONAL DECLARATION RECORDED AS DOCUMENT 23176225, IN COOK COUNTY, ILLINOIS. P.I.N. 07-16-321-025. Cka 685 London Sq, Hoffman Estates, IL 60194.

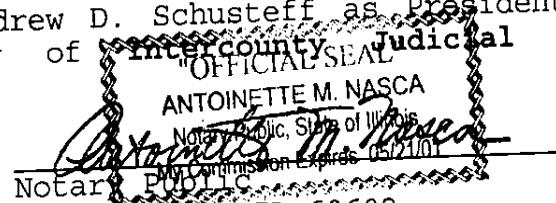
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this September 21, 2000.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein  
Secretary

Andrew D. Schusteff  
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on September 21, 2000 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of **Intercounty Judicial Sales Corporation**.



Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.  
Exempt from real estate transfer tax under 35 ILCS 305/4(1).

RETURN TO: Box 167

Exhibit A

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

CITIFINANCIAL SERVICES )  
INCORPORATED ASSIGNEE OF SECURITY )  
PACIFIC FINANCIAL SERVICES )  
INCORPORATED )

Plaintiff(s), )

vs. )

PHILLIP J. PETERSON, ANNE E. )  
PETERSON, PARTRIDGE HILL TOWNHOME )  
ASSOCIATION UNDER LIEN RECORDED )  
FEBRUARY 16, 1996 AS DOCUMENT )  
NUMBER 96125132, )

Defendant(s) )

Case No. 00 CH 1586

Judge Paul P. Biebel, Jr

SEP 21 2000

Circuit Court-1688

ORDER CONFIRMING SALE

NOW COMES Antionette Nasca, Supervisor of Sales of Intercounty Judicial Sales Corporation, and files herein her Report of Sale and Distribution of the proceeds of Sale of the premises involved herein.

The Court finds that Intercounty Judicial Sales Corporation has, in all things, proceeded in accordance with all the terms of the Judgment heretofore entered in making the Sale of the premises involved herein and in distributing the proceeds derived from said Sale, and;

The Court further finds that the proceeds of Sale of said premises were in the sum of \$48,915.13, (FORTY EIGHT THOUSAND NINE HUNDRED FIFTEEN DOLLARS AND THIRTEEN CENTS) and that Intercounty Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$250.00.

The Court further finds that under said Judgment, there remains no surplus or deficiency and that the proceeds of the Sale are sufficient to pay in full the amount due the Plaintiff, including fees, disbursements and commission of said Sale.

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IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That said Sale of the premises included herein by Intercounty Judicial Sales Corporation and the distribution by them of the proceeds of Sale and their Report of Sale and Distribution be and they are hereby in all respects approved, ratified and confirmed.

IT IS FURTHER ORDERED that an Order of Possession be and is hereby entered. The Sheriff of Cook County be and is hereby directed to evict the Defendants, PHILLIP J. PETERSON AND ANNE E. PETERSON, from the premises located at 685 London Square, Hoffman Estates, Illinois 60194, and place in possession Plaintiff, CITIFINANCIAL SERVICES, INC., its Assignee or Designee. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701 (d). However, should the premises be vacant, possession is immediately granted.

IT IS FURTHER ORDERED that Intercounty Judicial Sales Corporation be and is hereby ordered, that upon presentation by Plaintiff, or its Assignee, of the duly issued Certificate of Sale, that it immediately issue a Judicial Sales Deed for the subject premises to Plaintiff or its Assignee. All claims of parties to the foreclosure are hereby terminated and barred pursuant to 735 ILCS 5/15-1509 (c).

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either State or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Deed issued hereunder without any exemption stamps.

IT IS FURTHER ORDERED that this is a final appealable Order and that there is no just reason for the delay in enforcement or appeal of this Order.

ENTERED:

\_\_\_\_\_  
J U D G E

Attorney No. 18837  
LAW OFFICES OF IRA T. NEVEL  
175 North Franklin  
Suite 201  
Chicago, Illinois 60606  
(312) 357-1125

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Property of Cook County Clerk's Office

I HEREBY CERTIFY THE ABOVE TO BE CORRECT

DATE OCT 06 2000



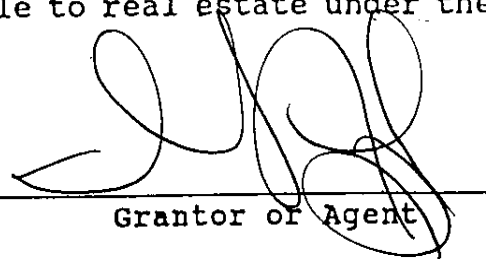
*Amelia P.anski*

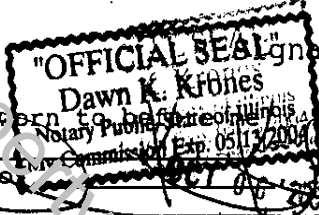
CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILL.  
THIS ORDER IS THE COMMAND OF THE CIRCUIT  
COURT AND VIOLATION THEREOF IS SUBJECT TO THE  
PENALTY OF THE LAW.

**UNOFFICIAL COPY** 00786387  
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 OCT 06 2000, 19  

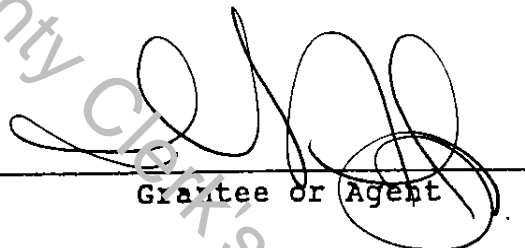
  
Grantor or Agent

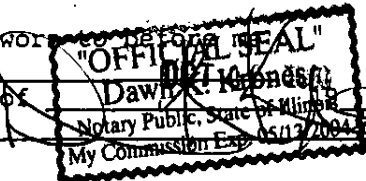


Signature: \_\_\_\_\_  
Subscribed and sworn to before me by the said \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2000.  
Notary Public \_\_\_\_\_

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 and hold title to real estate under the laws of the State of Illinois.

Dated OCT 06 2000, 19  

  
Grantee or Agent



Signature: \_\_\_\_\_  
Subscribed and sworn to before me by the said \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2000.  
Notary Public \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS