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2001-09-05 13:55:20  
Cook County Recorder 27.00



SELLING

OFFICIAL'S

DEED

Fisher & Fisher #42564

The grantor, Kallen Financial & Capital Services, Inc., an Illinois corporation, not individually but as the Selling Official in the Circuit Court of Cook County, Illinois cause 00 CH 5114 entitled Bank of America, N.A. v. Elijah Raggs, et al., in accordance with a Judgment of Foreclosure entered therein pursuant to which following described real property was sold at a public sale from which no redemption has been made, for good and sufficient consideration does hereby grant, convey, and transfer to the grantee Secretary of Veteran Affairs, an Officer of the United States of America, bidder by assignment:

Lot 11 of block 2 of Van Deursen's Subdivision of the northwest 1/4 of the northwest 1/4 of the northwest 1/4 of Section 10, Township 36 North, Range 14, east of the Third Principal Meridian, except the north 18 rods of the west 18 rods thereof, in Cook County, Illinois.  
c/k/a 14645 Grant St., Dolton, IL 60419  
Tax I.D. # 29-10-201-012

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In witness whereof, Kallen Financial & Capital Services, Inc. has executed this deed by a duly authorized Officer.

KALLEN FINANCIAL & CAPITAL SERVICES, INC.

By: [Signature]  
President

Subscribed and sworn to before me  
this 16<sup>th</sup> day of July, 2001.

[Signature]  
Notary Public



Deed prepared by Laurence H. Kallen, 1640 D N. Burling St., Chicago, IL 60614

AUG 30 2001 [Signature]

Return recorded deed to Fisher & Fisher, Suite 2520, 120 N. LaSalle St., Chicago, IL 60602

I HEREBY DECLARE THAT THIS DEED  
REPRESENTS A TRANSACTION EXEMPT  
UNDER THE REAL ESTATE TRANSFER  
TAX ACT PARAGRAPH "B"

Send Subsequent Tax Bills To THIS INSTRUMENT WAS PREPARED BY  
B. FISHER  
DEPARTMENT OF VETERAN AFFAIRS 120 N. LA SALLE ST., STE. 2520  
P.O. Box 8136 CHICAGO, ILLINOIS 60602  
Chicago, Illinois 60680

BOX

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Property of Cook County Clerk's Office

Fisher & Fisher  
File # 42564

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

Bank of America, NA successor in )  
interest by merger of Bank of America, )  
FSB )  
Plaintiff )  
vs. )  
Elijah Raggs and Rosie J. Raggs a/k/a )  
Rosie Lee Raggs, Crafter Corporation )  
and Unknown Owners )  
Defendants )

Judge FOREMAN  
Case No. 00 CH 5114

ORDER APPROVING SELLING OFFICER'S  
REPORT OF SALE AND DISTRIBUTION  
AND ORDER FOR POSSESSION

NOW COMES the Plaintiff by FISHER AND FISHER, ATTORNEYS AT LAW, P.C., its attorneys, presenting to the Court the Report of Sale and Distribution made by Kallen Financial & Capital Services, Inc (hereinafter "KFCS"), the Special Commissioner, concerning the premises directed to be sold by KFCS, Inc. in the Judgment of this Court heretofore entered; the Court having examined the same, it appearing that no objections have been filed to said report, and being fully advised in the premises, FINDS:

That KFCS has in all matters proceeded in due form of law and in accordance with the terms of said former Judgment of this Court, and that the sale made by KFCS and distribution of the proceeds were in all respects legal and proper;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by this Court that said sale and distribution of the proceeds thereof, and the same Report of KFCS, be and the same are hereby approved and confirmed and that KFCS issue a Deed to the holder of the Certificate of Sale sufficient to convey title.

IT IS FURTHER ORDERED that an in rem deficiency be ordered in favor of the plaintiff in the amount of \$20,459.97.

IT IS FURTHER ORDERED that the Sheriff of Cook County remove Elijah Raggs and Rosie J. Raggs a/k/a Rosie Lee Raggs from the possession of the subject premises commonly known as 14645 Grant St., Dolton, IL 60419, and that he put the Plaintiff/Bidder or their nominee into full and complete possession thereof.

IT IS FURTHER ORDERED that the eviction shall take place after August 11, 2001, 31 days from entry of this order, but the sheriff may schedule the eviction date without delay.

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

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**UNOFFICIAL COPY** 10821754

County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Deed issued hereunder without any exemption stamps.

FISHER AND FISHER  
Attorneys for Plaintiff  
120 N. LaSalle St.  
Chicago, Illinois 60602  
(773) 854-8055  
Atty ID 3309

\_\_\_\_\_  
DATE **ENTERED**  
JUL 10 2001  
\_\_\_\_\_  
ENTER: **JUDGE FOREMAN - 0443**

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PROPERTY  
OF  
COOK COUNTY CLERK'S OFFICE

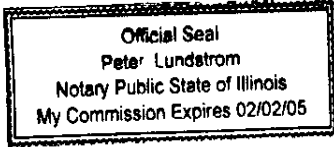
Property of Cook County Clerk's Office

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 August 30, 2001

Signature: *[Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Notary this 30 day of August, 2001  
Notary Public *[Signature]*

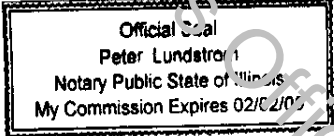


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 30, 2001

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said Notary this 30 day of August, 2001  
Notary Public *[Signature]*



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

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