

BOX-50

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2002-09-26 15:19:47
Cook County Recorder 32.00



Property of Cook County Clerk's Office

FISHER AND FISHER
FILE NO. 48791

46

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

Citifinancial Mortgage Company, Inc. f/k/a)
Associates Finance,)
Plaintiff,)

Case No. 02 C 0441
Judge SHADUR

VS.

Rodney Hutton, Stephanie Hutton, Donald A.)
Stone and Barbara Jo Stone)
Defendants.)

SPECIAL COMMISSIONER'S DEED

This Deed made this 28th day of August, 2002, between the undersigned,
Gerald Nordgren, grantor, not individually but as Special
Commissioner of this Court and

CITIFINANCIAL MORTGAGE COMPANY, INC. , grantee

WHEREAS, the premises hereinafter described having been duly offered, struck off
and sold at public venue to the highest bidder, on August 28, 2002, pursuant to the
judgement of foreclosure entered on May 24, 2002.

NOW THEREFORE, in consideration of \$10.00 and other consideration and pursuant to
the authority granted by this court in the above-entitled proceedings, the undersigned does
hereby convey unto said grantee or its assigns the said premises described as follows:

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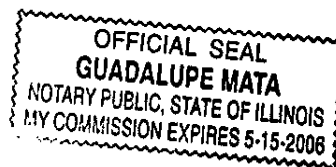
Lot 132 in Bradley Terrace, a Subdivision of part of the Northeast 1/4 of Section 18, Township 35 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded February 23, 1956 as document number 16501414 in Cook County, Illinois.
C/k/a 301 Abbott Avenue, Chicago, Heights, IL 60411
Tax ID. 32-18-215-005

Gerald Nordgren
Special Commissioner

Given under my hand and Notarial Seal this 28th day of August, 2002

Guadalupe Mata
Notary Public

Prepared By: B. Fisher, 120 N. LaSalle, Chicago, IL



SEP 25 2002 [Signature]
I HEREBY DECLARE THAT THIS DEED
REPRESENTS A TRANSACTION EXEMPT
UNDER THE REAL ESTATE TRANSFER
TAX ACT. PARAGRAPH 4

Send Subsequent Tax Bills To: Citi Financial Mortgage Co
1111 North Point Drive Bld 4
Coppell, TX 75019

BOX 50

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Fisher & Fisher File #48791
IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

Citifinancial Mortgage Company, Inc. f/k/a)
Associates Finance)
Plaintiff)

VS.

Rodney Hutton, Stephanie Hutton, Donald A.)
Stone, and Barbara Jo Stone)
Defendant)

) Case No. 02 C 0441

) Judge SHADUR

ORDER APPROVING
REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION

DOCKETED
SEP 8 4 2002

This cause coming to be heard on Plaintiff's motion for the entry of an order approving the Report of Sale and Distribution filed by the duly appointed Special Commissioner of this Court.

The Court having examined said report finds that the Special Commissioner has in every respect proceeded in accordance with the terms of this Court's Decree and that said sale was fairly and properly made, and that the proceeds derived therefrom were properly distributed but were not sufficient to pay in full the amount due the Plaintiff leaving a deficiency of \$52,177.25.

IT IS ORDERED that the sale of the premises involved herein by said Commissioner, the distribution by him of the proceeds of sale, issuance of the Commissioner's Certificate of Sale and his Report of Sale and Distribution of proceeds of said sale, be and the same is hereby approved and confirmed.

IT IS FURTHER ORDERED that the Plaintiff have an In Personam Deficiency Judgment against the defendants, Rodney Hutton, Stephanie Hutton, in the amount of \$52,177.25.

IT IS FURTHER ORDERED that the United States Marshall and/or the Sheriff of COOK County remove from possession of the premises commonly known as 301 Abbott Avenue, Chicago Heights, Illinois 60411, the defendants, Rodney Hutton, Stephanie Hutton, Donald A. Stone, and Barbara Jo Stone and that he put the plaintiff/bidder or their nominee into full and complete possession thereof. The eviction shall not be held until 31 days after the entry of this order.

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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

DATED: Sept 20, 2002

ENTERED: *William J. Sanders*
JUDGE

Elizabeth Karian Meyers: Renee Meltzer Kalman: Michael S. Fisher
Erik E. Blumberg: Marc D. Engel
Kenneth J. Johnson: Ryan Krueger
FISHER AND FISHER, Attorneys at Law, P.C.
120 North LaSalle Street, Chicago, IL 60602, (773) 854-8055

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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3-5020 B)

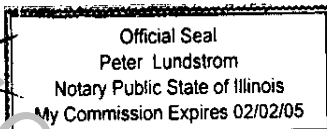
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 September 25, 2002

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
by the said Notary
this 25 day of Sept, 2002
Notary Public _____



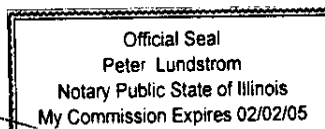
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 25, 2002

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
by the said Notary
this 25 day of Sept, 2002
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