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Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/29/2003 12:57 PM Pg: 1 of 4

FISHER AND FISHER
FILE NO. 49273

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

Fairbanks Capital Corp.,
Plaintiff,

VS.

Deborah Nicholson,
Defendants.

) Case No. 02 C 1101
) Judge LINDBERG
)
)
)

SPECIAL COMMISSIONER'S DEED

This Deed made this 21st day of August, 2003, between the undersigned,
Stephen J. Nagy, grantor, not individually but as Special
Commissioner of this Court and Fairbanks Capital Corp. , grantee

WHEREAS, the premises hereinafter described having been duly offered, struck off and
sold at public venue to the highest bidder, on February 10, 2003, pursuant to the
judgement of foreclosure entered on November 6, 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:

Property of Cook County Clerk's Office

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LOT 312 IN THE THIRD ADDITION TO PACESETTER KNOLLCREST, HARRY M. QUINN MEMORIAL SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. C/K/A 2908 BUTTONWOOD WALK, HAZEL CREST, IL 60429
TAX ID 28-36-107-031

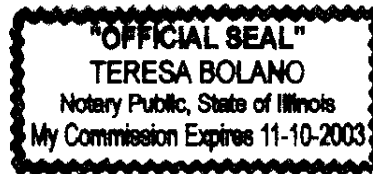

Special Commissioner


Given under my hand and Notarial Seal this

27th day of August 2003


Notary Public

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



AUG 28 2003 

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE REAL ESTATE TRANSFER TAX ACT. PARAGRAPH 4

Send Subsequent Tax Bills To:

Fairbanks Capital Corp
3815 S West Temple
Salt Lake City, UT 84115

BOX 90

UNOFFICIAL COPY

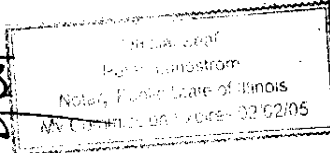
STATEMENT BY GRANTOR AND GRANTEE

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 August 28, 2003

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
by the said Notary
this 28 day of August, 2003
Notary Public _____

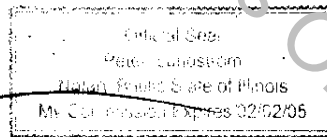


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 28, 2003

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said Notary
this 28 day of August, 2003
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.

(Attached 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.)

Revised 10/02-cp



EUGENE "GENE" MOORE

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

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cookoas.def

FISHER & FISHER FILE#49273

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

Fairbanks Capital Corp.
Plaintiff

VS.
Deborah Nicholson,
Defendant

)
) Case No. 02 C 1101
) Judge LINDBERG
)
)

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION

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 Plaintiff leaving a deficiency of \$ 68,441.16.

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 Rem Deficiency Judgment in the amount of \$ 68,441.16.

IT IS FURTHER ORDERED that the United States Marshall and/or Sheriff of Cook County remove from possession of the premises commonly known as 2908 Buttonwood Walk, Hazel Crest, IL 60429 the defendants, Deborah Nicholson, 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 date of this order.

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.

DOCKETED

AUG 22 2003 ENTERED

Engel Lindberg
JUDGE
AUG 21 2003

DATED: _____

Elizabeth Kaplan Meyers: Renee Meltzer Kalman: Michael S. Fisher
Susan Rosen: Marc D. Engel
Cynthia Sutherin, James Riegel
FISHER AND FISHER, Attorneys at Law, P.C.
120 N. LaSalle Street, Chicago, IL 60602, (773) 854-8055

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