

BOX 50

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Doc#: 0404404344  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 02/13/2004 02:18 PM Pg: 1 of 5

**FISHER AND FISHER**  
**FILE NO. 50145**

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

Fairbanks Capital Corp.,  
Plaintiff,

VS.

Russel Alexander a/k/a Russell A. Alexander  
and Contressa Lee Alexander a/k/a Contressa  
L. Alexander,  
Defendants.

)  
) Case No. 02 C 2847  
) Judge LEFKOW  
)  
)

**SPECIAL COMMISSIONER'S DEED**

This Deed made this 14th day of January, 2004, between the undersigned, Gerald Nordgren, grantor, not individually but as Special Commissioner of this Court and GMAC Mortgage Corp., grantee

WHEREAS, the premises hereinafter described having been duly offered, struck off and sold at public venue to the highest bidder, on January 14, 2004, pursuant to the judgement of foreclosure entered on September 4, 2003.

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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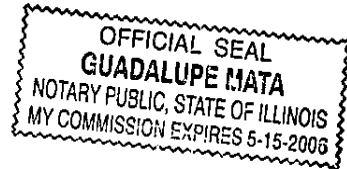
Lot 18 in Henning E. Johnson's Meadow Lane Subdivision of Lots 1 and 20 in Diekman's Subdivision of the West 1/2 of the Southeast 1/4 of Section 11, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded May 4, 1955, as Document Number 16225528, in Cook County, Illinois.  
c/k/a 15127 Meadow Lane, Dolton, IL 60419  
Tax ID # 29-11-421-007

Gerald Nordger  
Special Commissioner

Given under my hand and Notarial Seal this 14<sup>th</sup> day of January, 2004

Guadalupe Mata  
Notary Public

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



**FEB 05 2004**

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE REAL ESTATE TRANSFER TAX ACT. PARAGRAPH 4.1

Send Subsequent Tax Bills To:

GMAC Mortgage Corp  
P.O. Box 4622  
Waterloo, PA 58204

**BOX 50**

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## STATEMENT BY GRANTOR AND GRANTEE

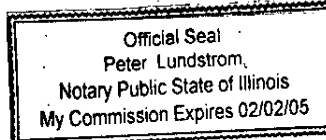
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 February 5, 2004

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me  
by the said Notary  
this 5 day of Feb, 2004  
Notary Public \_\_\_\_\_



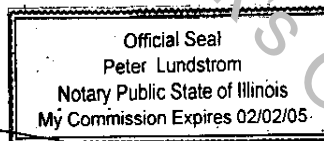
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 5, 2004

Signature: \_\_\_\_\_

**Grantee or Agent**

Subscribed and sworn to before me  
by the said Notary  
this 5 day of Feb, 2004  
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

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Fairbanks Capital Corp.  
Plaintiff

VS.

Russel Alexander a/k/a Russell A. Alexander  
and Contressa Lee Alexander a/k/a Contressa  
L. Alexander  
Defendant

)  
) Case No. 02 C 2847  
) Judge LEFKOW  
)  
)

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 \$58,458.14.

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 \$58,458.14.

IT IS FURTHER ORDERED that the United States Marshall and/or Sheriff of Cook County remove from possession of the premises commonly known as 15127 Meadow Lane, Dolton, IL 60419 the defendants, Russel Alexander a/k/a Russell A. Alexander and Contressa Lee Alexander a/k/a Contressa L. Alexander, 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.

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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.

ENTERED Joan H. Fisher  
JUDGE  
DATED: JAN 29 2004

Elizabeth Kaplan Meyers; Renee Meltzer Kalman; Michael S. Fisher  
Marc D. Engel; Cynthia A. Sutherin; James R Riegel; Randal S. Berg  
F. Allan Storning, Joseph M. Herbas  
FISHER AND FISHER, Attorneys at Law, P.C.  
120 N. LaSalle Street, Chicago, IL 60602, (312)372-4784

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