

UNOFFICIAL COPY

JUDICIAL SALE DEED



Doc#: 0406905155  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 03/09/2004 04:31 PM Pg: 1 of 5

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 September 26, 2002 in Case No. 01 CH 19320 entitled Homeq Servicing vs. Payne and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on February 5, 2004, does hereby grant, transfer and convey to The Bank of New York- as Trustee under the Pooling and Servicing Agreement dated as of February 28, 1998, series 1998-A the following

described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 125 IN DYNASTY LAKE ESTATES UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 31-02-109-018. Commonly known as 3712 Streamwood Drive, Hazel Crest, IL 60429.

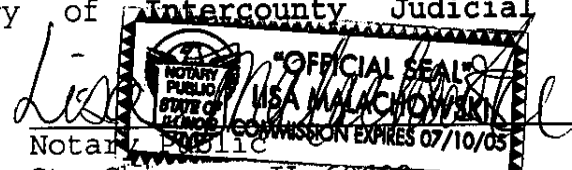
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this February 19, 2004.

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 February 19, 2004 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



# UNOFFICIAL COPY

## EUGENE "GENE" MOORE

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

### GRANTOR/GRANTEE STATEMENT

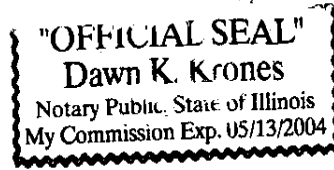
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 MAR 05 2004, 20

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said [Handwritten Name]  
This MAR 05 2004 day of [Handwritten Month], 20  
Notary Public [Handwritten Name]



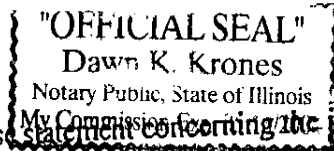
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 MAR 05 2004, 20

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said [Handwritten Name]  
This MAR 05 2004 day of [Handwritten Month], 20  
Notary Public [Handwritten Name]



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.)

# UNOFFICIAL COPY

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, CHANCERY DIVISION

HOMEQ SERVICING CORPORATION F/K/A . )  
TMS MORTGAGE, INC., ASSIGNEE OF )  
DIRECT MORTGAGE PARTNERS, )  
 )  
Plaintiff(s), )

vs. )

Case No. 01 CH 19320  
Calendar No. 13

ANTHONY PAYNE A/K/A ANTHONY J. )  
PAYNE, MARY A. PAYNE and )  
CONTINENTAL COMMUNITY BANK AND )  
TRUST COMPANY, MORTGAGEE BY VIRTUE )  
OF MORTGAGE RECORDED AUGUST 11, )  
1999 AS DOCUMENT NUMBER 99-764421, )  
 )  
Defendant(s). )

**ORDER CONFIRMING SALE**

NOW COMES Shelly K. Hughes, 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 \$282,413.20, (TWO HUNDRED EIGHTY TWO THOUSAND FOUR HUNDRED THIRTEEN DOLLARS AND TWENTY 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 \$300.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$42,957.03, and an In-Rem Judgment is hereby entered.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That said Sale of the premises included herein by Intercounty

**UNOFFICIAL COPY**

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, ANTHONY PAYNE A/K/A ANTHONY J. PAYNE and MARY A. PAYNE, from the premises located at 3712 Streamwood Drive, Hazel Crest, Illinois 60429, and place in possession Plaintiff, THE BANK OF NEW YORK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 28, 1998, SERIES 1998-A, 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 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 to The Bank of New York, as Trustee under the Pooling and Servicing Agreement Dated as of February 28, 1998, Series 1998-A, 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.

This Order shall not be the basis for a suit upon the Note.

**Plaintiff shall send a copy of this Order to the Defendants by regular mail within seven (7) days.**

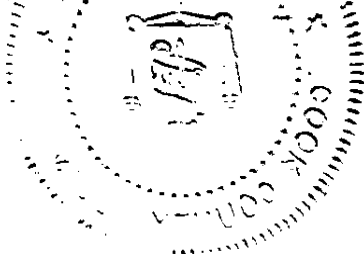
ENTERED:

**JUDGE PAULA KARKULA**

FEB 19 2004

J U D G E Circuit Court - 1785

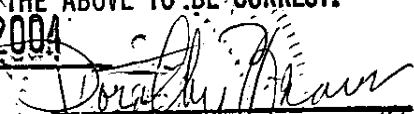
Attorney No. 18837  
LAW OFFICES OF IRA T. NEVEL  
175 North Franklin  
Suite 201  
Chicago, Illinois 60606  
(312) 357-1125



# UNOFFICIAL COPY

Property of Cook County Clerk's Office

I HEREBY CERTIFY THE ABOVE TO BE CORRECT.  
DATE MAR 09 2004

  
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.