

BOX 50

UNOFFICIAL COPY



Doc#: 0406918040
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/09/2004 10:43 AM Pg: 1 of 4

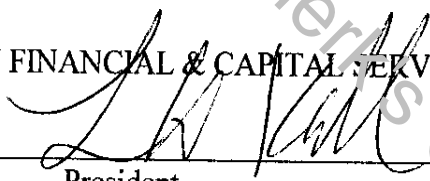
SELLING
OFFICIAL'S
DEED

Fisher and Fisher #54616

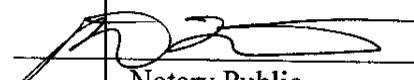
The grantor, Kallen Financial & Capital Services, Inc., an Illinois corporation, not individually but as the Selling Official in the Circuit Court of Cook County, Illinois cause 03 CH 4019 entitled Wells Fargo Bank Minnesota, NA v. Katherine M. Matos, et al., in accordance with a Judgment of Foreclosure 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 Wells Fargo Bank Minnesota, NA.

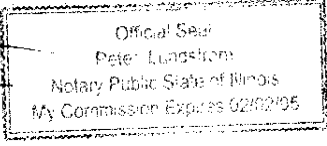
Lot 39 (except the north 8.33 feet thereof) and all of lot 40 in block 16 in Orchard Ridge Addition to South Harvey, being a subdivision of the south 1/2 of the northwest 1/4 of Section 30, Township 36 North, Range 14, east of the Third Principal Meridian, and of the east 1/2 of the southeast 1/4 of the northeast 1/4 of Section 25; also the east 16 feet of the northeast 1/4 of Section 25, Township 36 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.
c/k/a 16964 Orchard Ridge Ave., Hazel Crest, IL 60429
Tax I.D. # 29-30-116-051-0000

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

KALLEN FINANCIAL & CAPITAL SERVICES, INC.
By: 
President

Subscribed and sworn to before me
this 8th day of March, 2004.


Notary Public



MAR 08 2004
I HEREBY DECLARE THAT THIS DEED
REPRESENTS A TRANSACTION EXEMPT
UNDER THE REAL ESTATE TRANSFER
TAX ACT. PARAGRAPH 6

Deed prepared by Laurence H. Kallen, 1640 D N. Burling St., Chicago, IL 60614
Return recorded deed to Fisher and Fisher, Suite 2520, 120 N. LaSalle St., Chicago, IL 60602

Send Subsequent Tax Bills To: Wells Fargo Bank Minnesota, NA
400 Country Wide Way SK-35
S.M.S. Valley, CA 93065

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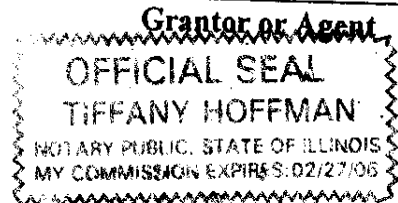
STATEMENT BY GRANTOR AND GRANTEE

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 March 8, 2004

Signature: [Signature]

Subscribed and sworn to before me by the said Notary this 8 day of March, 2004
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 March 8, 2004

Signature: [Signature]

Subscribed and sworn to before me by the said Notary this 8 day of March, 2004
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.

(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

UNOFFICIAL COPY

Fisher & Fisher

File # 54616

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

Wells Fargo Bank Minnesota, N.A f/k/a)
Norwest Bank Minnesota N.A)
Plaintiff)

Case No. 03 CH 4019

vs.)

Cal No.09

Katherine M. Matos, Donald Matos,)
Unknown Owners and Non-Record)
Claimants)
Defendants)

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 KCFS 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 KFSC, 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 \$37, 709.73. The Plaintiff will not pursue any deficiency by filing a separate proceeding based upon the amount owed under the terms of the note.

IT IS FURTHER ORDERED that the Sheriff of Cook County remove Katherine M. Matos, Donald Matos from the possession of the subject premises commonly known as 16964 Orchard Ridge Avenue, Hazel Crest, IL 60429 and that he put the Plaintiff/Bidder or their nominee into full and complete possession thereof.

UNOFFICIAL COPY

IT IS FURTHER ORDERED that the actual eviction shall not take place before ,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 County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Deed issued hereunder without any exemption stamps.

IT IS FURTHER ORDERED that the Plaintiff shall forward a copy of this order to the homeowner within seven days.

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

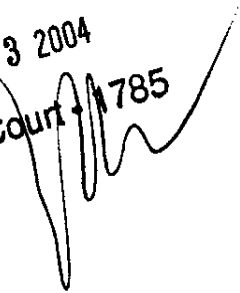
_____, 2004
DATE

ENTER: _____ JUDGE

JUDGE PAUL A. KARKULA

MAR 03 2004

Circuit Court 1785



Property of Cook County Clerk's Office