

BOX 50

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Doc#: 0421227165
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/30/2004 03:48 PM Pg: 1 of 4

SELLING
OFFICIAL'S
DEED

Fisher and Fisher #56728

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 02 CH 7391 entitled Citifinancial Mortgage Company, Inc. v. Marland Pledger, 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 Citifinancial Mortgage Company, Inc.:

Lot 11 and 12 in block 2 in Richard S. Cox, Jr., subdivision of 10 acres in the southeast 1/4 of the southwest 1/4 of Section 17, Township 38 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.
c/k/a 6117 S. Loomis, Chicago, IL 60636
Tax I.D. # 20-17-320-011

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

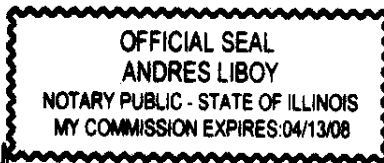
KALLEN FINANCIAL & CAPITAL SERVICES, INC.

By: _____

President

Subscribed and sworn to before me
this 29th day of July, 2004.

Notary Public



JUL 30 2004

Buyer

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

JUL 30 2004
Buyer
Exempt under provisions of Paragraph
Section 200.1-236 of the Chicago
Transaction Tax Ordinance.

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

CitiFinancial Mortgage
1111 Northpoint Drive
Coppell, TX 75019

Send Subsequent Tax Bills To:

BOX 50

UNOFFICIAL COPY

coasrem

Fisher and Fisher
File 56728

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

Citifinancial Mortgage Company, Inc. f/k/a)	
Associates Finance, Inc.)	
Plaintiff)	
)	Case No. 02 CH 7391
VS.)	Calendar No. 02
)	
Marland Pledger, Non-Record Claimants,)	
Unknown Tenants and Unknown Owners)	
Defendants)	

ORDER APPROVING SELLING OFFICER'S
REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION

Assoc. Judge WILLIAM G. FLEISHER
JUL 26 2004
Circuit Court

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 Selling Officer, 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 KFCS and distribution of the proceeds were in all respects legal and proper:

IT IS HEREBY ORDERED THAT:

1. The 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.
2. An In Rem deficiency be ordered in favor of the plaintiff in the amount of \$86,914.20. The Plaintiff will not pursue any deficiency by filing a separate proceeding based upon the amount owed under the terms of the note.
3. The Sheriff of Cook County remove Marland Pledger from the possession of the subject premises commonly known as 6117 South Loomis, Chicago, IL 60636, and that he put the Plaintiff/Bidder or their nominee into full and complete possession thereof.

UNOFFICIAL COPY

- 4. 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.
- 5. 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 Selling Officer's Deed issued hereunder without any exemption stamps.
- 6. 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
 (312) 372-4784
 Atty ID 3309

_____, 2004
 DATE

 ENTER: JUDGE

Assoc. Judge WILLIAM B. PILSBERG

JUL 26 2004

Circuit Court - 11th

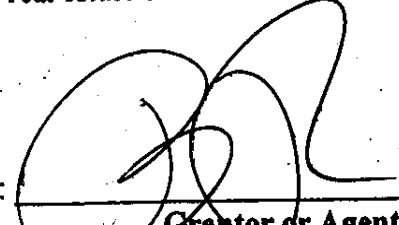
Property of Cook County Clerk's Office

UNOFFICIAL COPY

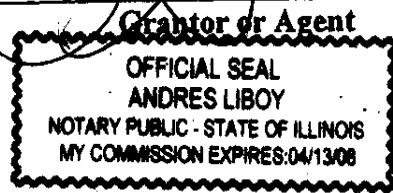
STATEMENT BY GRANTOR AND GRANTEE

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.

Date: July 30, 2004

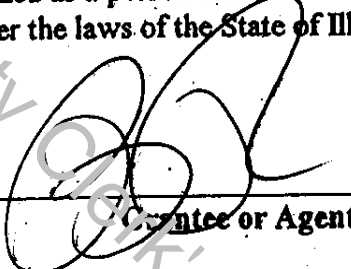
Signature: 

Subscribed and sworn to before me by the said Notary this 30 day of July, 2004
Notary Public Andres Liboy



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: July 30, 2004

Signature: 

Subscribed and sworn to before me by the said Notary this 30 day of July, 2004
Notary Public Andres Liboy



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