

BOX 50

# UNOFFICIAL COPY



**SELLING**  
**OFFICIAL'S**  
**DEED**

Doc#: 0426445119  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 09/20/2004 12:00 PM Pg: 1 of 4

Fisher and Fisher 47957

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 01 CH 18599 entitled Washington Mutual Bank, FA v. Thomas Warr, 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 WM Specialty Mortgage, LLC:

Lot 13 in block 7 in Miller's 79<sup>th</sup> street and Kedzie Avenue Manor, being a subdivision of the southeast 1/4 of the southeast 1/4 of Section 26, Township 38 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.  
c/k/a 7720 S. Sawyer Ave., Chicago, IL 60652  
Tax I.D. # 19-26-412-026

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

KALLEN FINANCIAL & CAPITAL SERVICES, INC.

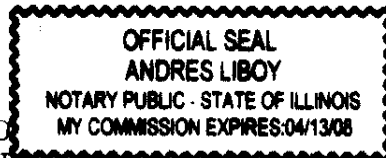
By: [Signature]  
President

Subscribed and sworn to before me  
this 29<sup>th</sup> day of July, 2004.

[Signature]  
Notary Public

SEP 20 2004

I HEREBY DECLARE THAT THIS DEED  
REPRESENTS A TRANSACTION EXEMPT  
UNDER THE REAL ESTATE TRANSFER  
TAX ACT. PARAGRAPH 2



SEP 20 2004

Exempt under provisions of Paragraph 2  
Section 200.1-2B6 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

WM Specialty Mortgage, LLC  
10790 Rancho Bernardo  
San Diego, CA 92127

Send Subsequent Tax Bills To:

BOX 50

**UNOFFICIAL COPY**

coasrem

Fisher and Fisher  
File 47957IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, CHANCERY DIVISION

Washington Mutual Bank, FA	)	
Plaintiff	)	
	)	
VS.	)	Case No. 01 CH 18599
	)	Calendar No. 03
Thomas Warr a/k/a Thomas A. Warr, Jacqueline	)	
Warr, South Central Bank & Trust Company,	)	
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 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 KCFS 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 \$9,085.15. The Plaintiff will not pursue any deficiency by filing a separate preceding based upon the amount owed under the terms of the note.
3. The Sheriff of Cook County remove Thomas Warr a/k/a Thomas A. Warr, Jacqueline Warr from the possession of the subject premises commonly known as 7720 S. Sawyer Ave., Chicago, IL 60652, and that he put the Plaintiff/Bidder or their nominee into full and complete possession thereof.

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4. The actual eviction shall not take place before <sup>45</sup>~~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 JESSE G. REYES*

JUL 26 2004

Circuit Court - 1753

Property of Cook County Clerk's Office

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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.

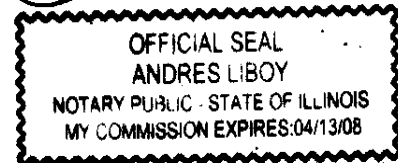
Date: Sept 20, 2008

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

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Notary

this 20 day of Sept, 2008  
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.

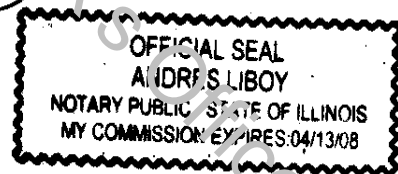
Dated Sept. 20, 2008

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

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me

by the said Notary  
this 20 day of Sept, 2008  
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