

BOX 50

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Doc#: 0434439108
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 12/09/2004 03:40 PM Pg: 1 of 4

SELLING
OFFICIAL'S
DEED

Fisher and Fisher #56628

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 4780 entitled Citifinancial Mortgage Company, Inc. v. Tyrone Showers, 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 58 in block 1 in Teninga and Co's Fourth Ivanhoe Manor, being a subdivision of the southwest 1/4 of the northwest 1/4 of Section 3, Township 3 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.
c/k/a 14125 S. Calumet Avenue, Dolton, IL 60419
Tax I.D. # 29-03-112-027

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

KALLEN FINANCIAL & CAPITAL SERVICES, INC.

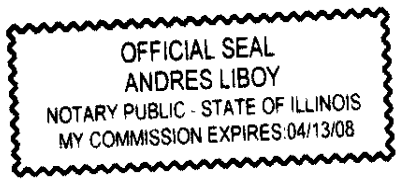
By: [Signature]
President

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

[Signature]
Notary Public

DEC - 9 2004

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



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 Company
1111 Northpoint Drive.
Coppell, TX 75019

Send Subsequent Tax Bills To:

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coasrem

Fisher and Fisher
File 56628IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

Citifinancial Mortgage Company, Inc., f/k/a)	
Associates Home Equity Services, Inc.)	
Plaintiff)	
vs.)	Case No. 03 CH 4780
Tyrone Showers, Glenda M. Showers, TMS)	Calendar No. 07
Mortgage, Inc. d/b/a The Money Store of Document)	
Number 99023855, Non-Record Claimants,)	
Unknown Tenants and Unknown Owners)	
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 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 KFCS, 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 \$30,443.07. 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 Tyrone Showers, Glenda M. Showers from the possession of the subject premises commonly known as 14125 South Calumet Avenue, Dolton, IL 60419, 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 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

Assoc. Judge **JASSE G. REYES**

 DATE NOV 30 2004

Circuit Court **1753**

 ENTER: JUDGE

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

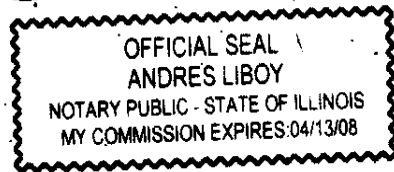
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated December 9, 2004

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Notary this 9 day of December, 2004
Notary Public Andres Liboy



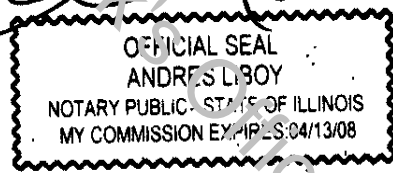
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 9, 2004

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Notary this 9 day of December, 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