

UNOFFICIAL COPY



Doc#: 0500441217  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/04/2005 03:51 PM Pg: 1 of 4

JUDICIAL SALE DEED

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 June 30, 2004 in Case No. 04 CH 6017 entitled Citimortgage, Inc. vs Sanchez and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 24, 2004, does hereby grant, transfer and convey to **Secretary of Housing and Urban Development** the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever: LOT 5 IN BLOCK

11 IN G. FRANK CROISSANT'S RIVERSIDE DRIVE ADDITION, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHERLY OF MICHIGAN CENTER CENTRAL RAILROAD COMPANY'S RIGHT OF WAY, SOUTHERLY OF CALUMET RIVER AND EASTERLY OF A LINE DRAWN FROM A POINT 825 FEET NORTHEASTERLY MEASURED ALONG THE SOUTHERLY BANK OF THE CALUMET RIVER FROM THE CENTER LINE OF MICHIGAN CENTRAL RAILROAD RIGHT OF WAY TO A POINT ON THE SOUTH LINE OF THE CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 1, 1451 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 EXCEPTING A STRIP OF LAND 100 FEET WIDE DEDICATION FOR A PUBLIC STREET IN THE NORTHEAST CORNER THEREOF RECORDED IN BOOK 169 OF PLATS, PAGE 12, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1924 AS DOCUMENT NUMBER 8692933, IN COOK COUNTY, ILLINOIS. P.I.N. 29-01-215-016. Commonly known as 14116 S. Calhoun Ave., Burnham, IL 60633.

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 December 8, 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 December 8, 2004 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

[Signature]  
Notary Public



Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602  
Exempt from real estate transfer tax under 35 ILCS 200/31-45(1).

RETURN TO:  
Box 167

**UNOFFICIAL COPY**

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

CITIMORTGAGE, INC., F/K/A SOURCE )  
 ONE MORTGAGE CORPORATION, ASSIGNEE )  
 OF HOMESTART MORTGAGE CORPORATION, )

Plaintiff(s), )

vs. )

ALMA SANCHEZ )

Defendant(s). )

Case No. 04 CH 06017

Calendar No. 10

**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 \$82,880.59, (EIGHTY TWO THOUSAND EIGHT HUNDRED EIGHTY DOLLARS AND FIFTY NINE 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 \$1,819.98, 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 Judicial Sales Corporation and the distribution by them of the

# UNOFFICIAL COPY

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, ALMA SANCHEZ, from the premises located at 14116 South Calhoun Avenue, Burnham, Illinois 60633, and place in possession Plaintiff, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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 ©).

IT IS FURTHER ORDERED that the Deed to be issued to The Secretary of Housing and Urban Development, 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 KARJULA  
DEC 08 2004

J U D G E

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

I HEREBY CERTIFY THE ABOVE TO BE CORRECT  
DATE JAN 04 2005

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

2 PENALTY OF THE LAW.

# UNOFFICIAL COPY



## EUGENE "GENE" MOORE

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

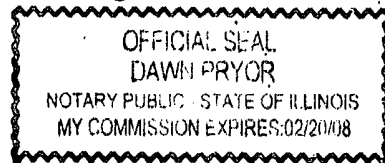
### GRANTOR/GRANTEE STATEMENT

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 December 31, 2004

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 31 day of December, 2004  
Notary Public Dawn Pryor

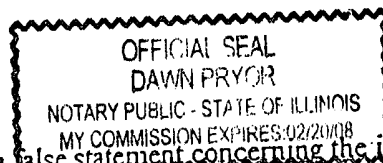


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 31, 2004

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 31 day of December, 2004  
Notary Public Dawn Pryor



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.)