

BOX 50

UNOFFICIAL COPY

SELLING
OFFICIAL'S
DEED



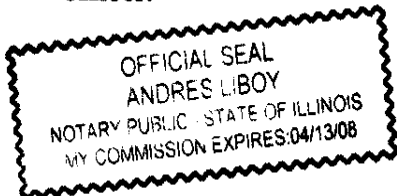
Doc#: 0510327161
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/13/2005 03:36 PM Pg: 1 of 4

Fisher and Fisher #60890

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 04 CH 10494 entitled Mortgage Electronic Registration Systems, Inc. v. Melvin Terry, 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 Bank of New York as Trustee for the Certificateholders of CWABS 2004-02:

Lot 94 in Tierra Grande, being a subdivision of part of that southeast 1/4 Section 3, Township 35 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.
c/k/a 18960 S. Maple. Ave., Country Club Hills, IL 60478
Tax I.D. #31-03-401-012

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 13th day of April, 2005.

Notary Public

APR 13 2005
I HEREBY DECLARE THAT THIS DEED
REPRESENTS A TRANSACTION EXEMPT
UNDER THE REAL ESTATE TRANSFER
TAX ACT. PARAGRAPH 1

Deed prepared by Laurence H. Kallen, 1640 D N. Burling St., Chicago, IL 60614
Return recorded deed to Fisher and Fisher, 120 N. LaSalle St., 25th fl., Chicago, IL 60602

Bank of New York
400 Countrywide Way
Sjini Valley CA 93065

Send Subsequent Tax Bills To:

BOX 50

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coasrem

Fisher and Fisher
File 60890IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

Mortgage Electronic Registration Systems, Inc.)	
Plaintiff,)	
)	
vs.)	Case No. 04 CH 10494
)	Calendar No. 14
Melvin Terry, 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, nc. 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 \$65,592.26. 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 Melvin Terry from the possession of the subject premises commonly known as 18960 South Maple Avenue, Country Club Hills, IL 60478, 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

DATED: _____, 2005

Assoc. Judge JESSE G. REYES

ENTERED: _____

APR 13 2005
JUDGE

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: April 13, 2005

Signature: _____

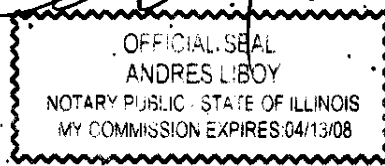
Grantor or Agent

Subscribed and sworn to before me

by the said Notary

this 13 day of April, 2005

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 April 13, 2005

Signature: _____

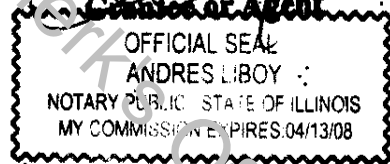
Grantee or Agent

Subscribed and sworn to before me

by the said Notary

this 13 day of April, 2005

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