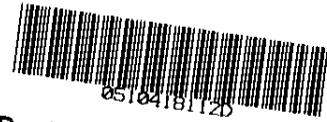


BOX 50

# UNOFFICIAL COPY

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



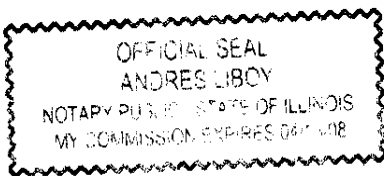
Doc#: 0510418112  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/14/2005 02:29 PM Pg: 1 of 4

Fisher and Fisher #60900

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 11078 entitled Citifinancial Mortgage Company, Inc. v. Booker Offett, 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 ( except the north 22 feet thereof) and the north 29 feet of lot 12 in block 9 in Simpson Home Developers-Craig Manor subdivision, being a subdivision of part of the west 1/2 of Section 14, Township 36 North, Range 14, east of the Third Principal Meridian, lying north of the Calumet River, according to the plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois, on December 2, 1995 as document no. 1638003, in Cook County, Illinois.  
c/k/a 15539 S. Minerva Ave., Dolton, IL 60419  
Tax I.D. # 29-14-142-038

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 24<sup>th</sup> day of March, 2005.

APR 14 2005

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

*[Signature]*  
Notary Public

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., 25<sup>th</sup> fl., Chicago, IL 60602

*Citifinancial Mortgage Company Inc*  
1111 Northpoint Dr.  
Coppell, TX 75019

BOX 50

Send Subsequent Tax Bills To:

# UNOFFICIAL COPY

coasrem

Fisher and Fisher  
File 60900

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

Citifinancial Mortgage Company, Inc. f/k/a )  
Associates Financial Services Co., Inc. )  
Plaintiff, )

vs. )

Booker Offett, American General Finance, Inc. )  
and Unknown Owners and Non-Record Claimants )  
Defendants. )

) Case No. 04 CH 11078  
) Calendar No. 11

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 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 \$44,430.31. 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 Booker Offett from the possession of the subject premises commonly known as 15539 South Minerva Avenue, Dolton, IL 60419, 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

DATED: \_\_\_\_\_, 2005

ENTERED: \_\_\_\_\_  
 JUDGE

*Assoc. Judge* **JESSE G. REYES**

MAR 23 2005

**Circuit Court - 1753**

Property of Cook County Clerk's Office

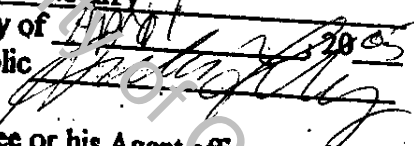
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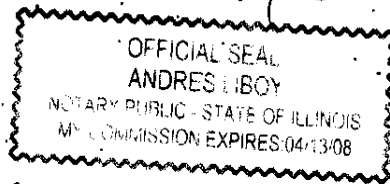
## STATEMENT BY GRANTOR AND GRANTEE

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.

Dated April 14, 2005

Signature:   
Grantor or Agent

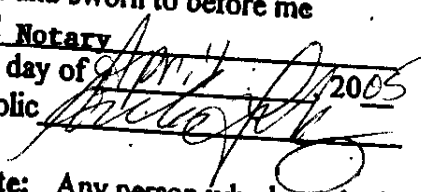
Subscribed and sworn to before me by the said Notary this 14 day of April, 2005  
Notary Public 

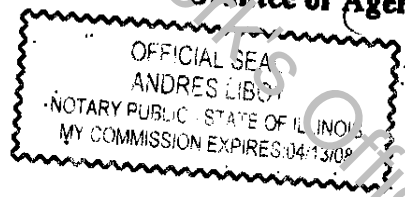


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 14, 2005

Signature:   
Grantee or Agent

Subscribed and sworn to before me by the said Notary this 14 day of April, 2005  
Notary Public 



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