

# UNOFFICIAL COPY

## 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 December 8, 2004 in Case No. 04 CH 12630 entitled **MERS, Inc., vs. Montgomery** and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on March 23, 2005, does hereby grant, transfer and convey to **Household Finance Corporation, III** the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 0510827072  
 Eugene "Gene" Moore Fee: \$32.00  
 Cook County Recorder of Deeds  
 Date: 04/18/2005 12:56 PM Pg: 1 of 5

LOT 3 IN TALL TREES SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 29-02-325-019. Commonly known as 14478 South Lincoln Ave., Dolton, IL 60419.

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 March 30, 2005.

**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 March 30, 2005 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of **Intercounty Judicial Sales Corporation**.

*Lisa Malachowski*  
 Notary Public

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

RETURN TO:



*Box 167*

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, CHANCERY DIVISION

MORTGAGE ELECTRONIC REGISTRATION )  
SYSTEMS, INC., NOMINEE FOR )  
HOUSEHOLD FINANCE, CORPORATION, )  
ASSIGNEE MORTGAGE EXPRESS, INC., )

Plaintiff(s), )

vs. )

Case No. 04 CH 12630

Calendar No. 11

DAVID C. MONTGOMERY, NONRECORD )  
CLAIMANTS, UNKNOWN TENANTS AND )  
UNKNOWN OWNERS, )

Defendant(s). )

### 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 \$118,864.00, (ONE HUNDRED EIGHTEEN THOUSAND EIGHT HUNDRED SIXTY FOUR DOLLARS AND NO 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 \$13,917.47, and an In-Rem Judgment is hereby entered.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

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That said Sale of the premises included herein by Intercounty Judicial Sales Corporation and the distribution by them of the 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, DAVID C. MONTGOMERY, from the premises located at 14478 South Lincoln Avenue, Dolton, Illinois 60419, and place in possession Plaintiff, HOUSEHOLD FINANCE CORPORATION, III, 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 Household Finance Corporation, III, 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:

**ENTERED**

MAR 30 2005

J U D G E

JUDGE  
CAROLYN G. QUINN-1880

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

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Property of Cook County Clerk's Office

APR 18 2005

*[Handwritten signature]*  
Clerk of Cook County

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**EUGENE "GENE" MOORE**

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

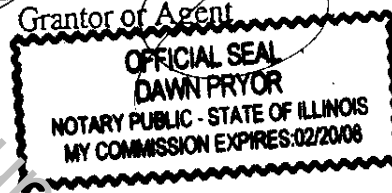
## GRANTOR/GRANTEE STATEMENT

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 April 15, 2005

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said  
This 15 day of April, 2005  
Notary Public [Signature]

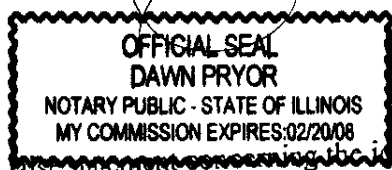


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 15, 2005

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said  
This 15 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.

(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.)