

BOX 50

UNOFFICIAL COPY

SELLING
OFFICIAL'S
DEED



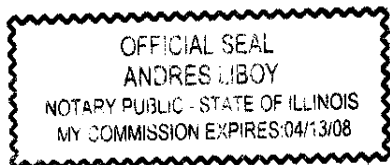
Doc#: 0526227071 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/19/2005 02:56 PM Pg: 1 of 4

Fisher and Fisher #62240

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 19033 entitled Bank of New York v. Iveta Mitackova, 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 CWALT 2004-02:

Lot 22 and 23 in block 11 of Julian and Brown's subdivision of lots 1, 2 and 3 in block 11 and of lots 1, 2 and 3 in block 13 in Morton's subdivision of the east 1/2 of the northwest 1/4 of Section 11, Township 39 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois. **Chicago,**
c/k/a 516 North Lawndale Avenue, IL 60624
Tax I.D. # 16-11-123-041

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

SEP 19 2005

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

Subscribed and sworn to before me this 15th day of September, 2005.

[Signature]
Notary Public

SEP 19 2005

Exempt under provisions of Paragraph 1
Section 200.1-2B6 of the Chicago
Transaction Tax Ordinance.

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
Simi Valley CA 93065*

Send Subsequent Tax Bills To:

BOX 50

UNOFFICIAL COPY

coasrem

Fisher and Fisher

File 62240

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

Bank of New York as Trustee for the
 Certificateholders of CWALT 2004-02
 Plaintiff

)
) Case No. 04 CH 19033
) Calendar No. 57
)

VS.

Iveta Mitackova , Rostislav Mitacek, Unknown
 Owners and Non-Record Claimants
 Defendant

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. The Plaintiff or successful bidder is entitled to possession of the property located at 516 North Lawndale Avenue, Chicago, IL 60624, 31 days from the date of this order.
3. An In Rem deficiency be ordered in favor of the plaintiff in the amount of \$71,595.01. The Plaintiff will not pursue any deficiency by filing a separate proceeding based upon the amount owed under the terms of the note.
4. The Sheriff of Cook County remove Iveta Mitackova, Rostislav Mitacek from the possession of the subject premises commonly known as 516 North Lawndale Avenue, Chicago, IL 60624, and that he put the Plaintiff/Bidder or their nominee into full and complete possession thereof.

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- 5. 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.
- 6. 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.
- 7. 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: _____

ENTERED: _____

ENTERED
 JUDGE JESSE REYES-1753
 AUG 31 2005
 JUDGE
 DOROTHY BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK

WH

Property of Cook County Clerk's Office

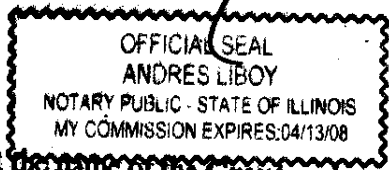
STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 Sept 19, 2005

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said Notary this 19 day of Sept, 2005
Notary Public [Signature]

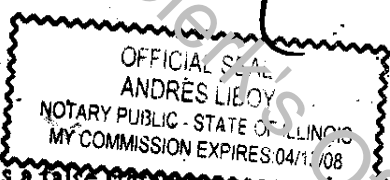


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Sept 19, 2005

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said Notary this 19 day of Sept, 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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)