

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 August 15, 2005 in Case No. 05 CH 10521 entitled Argent Mortgage vs. Dukes and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 5, 2006, does hereby grant, transfer and convey to Homecomings Financial Network, Inc. the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 0603703176 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/08/2006 03:53 PM Pg: 1 of 4

LOT 15 IN SUNRISE BUILDERS, INC., RESUBDIVISION OF LOTS 1 TO 22, BOTH INCLUSIVE, LOTS 25, 26, 32, 33, 34 AND 35, TOGETHER WITH THE EAST AND WEST VACATED ALLEY LYING SOUTH OF LOTS 5 TO 18 AND LYING NORTH OF LOTS 6 TO 17, INCLUSIVE EXCEPT THE WEST 110.0 FEET OF LOTS 32, 33, 34 AND 35 AND ALSO EXCEPT THAT PART OF LOTS 1, 2, 3, 4, 5 AND THE VACATED ALLEY SOUTH OF SAID LOT 5 LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1, 60.20 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 560.0 FEET TO A POINT WHICH IS 62.60 FEET WEST OF THE EAST LINE OF SAID LOT 5; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF AFORESAID LOT 6, ALSO THAT PART OF VACATED 32ND AVENUE LYING SOUTH OF A LINE PARALLEL WITH AND 253.0 FEET SOUTH OF THE SOUTH LINE OF GRANT AVENUE AND NORTH OF A LINE PARALLEL WITH AND 534.77 FEET SOUTH OF THE SOUTH LINE OF GRANT AVENUE, ALL IN HENRY ULRICH'S ADDITION TO BELLWOOD, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 NORTH OF ST. CHARLES ROAD, AND WEST OF AN ADJOINING 20 ACRES SUBDIVISION BY JACOB GLOS IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 15-09-219-004. Commonly known as 235 32nd Avenue, Bellwood, IL 60104.

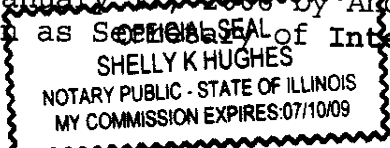
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this January 17, 2006.

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 January 17, 2006 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

ARGENT MORTGAGE COMPANY, L.L.C.,)	
)	
Plaintiff(s),)	
)	
vs.)	Case No. 05 CH 10521
)	
LEROY DUKES, ROBBIE DUKES,)	
NONRECORD CLAIMANTS, UNKNOWN)	
TENANTS AND UNKNOWN OWNERS,)	
)	
Defendant(s).)	

ORDER CONFIRMING SALE

NOW COMES Nancy R. Vallone, Supervisor of Sales of The 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 The 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 \$183,556.57, (ONE HUNDRED EIGHTY-THREE THOUSAND FIVE HUNDRED FIFTY-SIX AND 57/100 DOLLARS) and that The Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$350.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the amount of \$301.14, and an In Rem Judgment is hereby entered.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That said Sale of the premises included herein by The 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.

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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, LEROY DUKES and ROBBIE DUKES, from the premises located at 235 32nd Avenue, Bellwood, Illinois 60104, and place in possession Plaintiff, ARGENT MORTGAGE COMPANY, LLC, 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 The Judicial Sales Corporation 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, including any and all manufactured buildings located thereon, to Plaintiff or its Assignee. All claims of parties to the foreclosure are hereby terminated and barred pursuant to 735 ILCS 5/15-1509 (c).

IT IS FURTHER ORDERED that the Deed to be issued to Argent Mortgage Company, LLC 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.

Plaintiff shall not sue on the Note.

Plaintiff shall mail a copy of this Order to all Defendants via regular mail within seven (7) days

ENTERED:

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



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EUGENE "GENE" MOORE

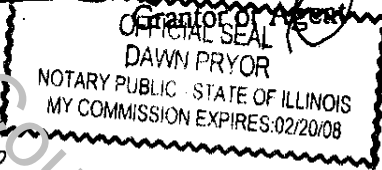
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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 February 6, 2006

Signature: _____



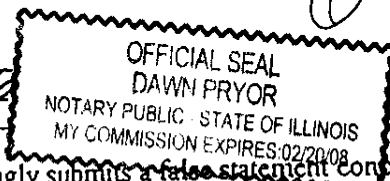
Subscribed and sworn to before me
By the said _____
This 6 day of February, 2006
Notary Public Dawn Pryor

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 February 6, 2006

Signature: _____

Grantee or Agent



Subscribed and sworn to before me
By the said _____
This 6 day of February, 2006
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.)