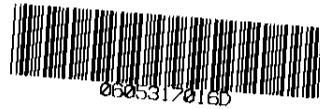


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SELLING
OFFICIAL'S
DEED



Doc#: 0605317016 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2006 08:37 AM Pg: 1 of 4

Fisher and Shapiro #60987

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 11261 entitled WM Specialty Mortgage LLC v. Veronica Romious, et al., in accordance with a Judgment of Foreclosure entered therein pursuant to which following described real property was sold at a public sale upon due notice from which no redemption has been made; for good and sufficient consideration, pursuant to 735 ILCS 5/15-1509 does hereby grant, convey, and transfer the following described real property "as is," with no warranties, express or implied, to the grantee WM Specialty Mortgage LLC :

Lot 1 in block 3 in Maurer's first addition to Dolton, being that part of the northeast 1/4 of the southwest 1/4 and the southeast 1/4 of the northwest 1/4 of Section 3, Township 36 North, Range 14, east of the Third Principal Meridian, lying southwesterly of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad and east of the Chicago and Eastern Illinois Railroad, in Cook County, Illinois.
c/k/a 443 Adams St., Dolton, IL 60419
Tax I.D. # 29-03-305-011

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 3rd day of February, 2006.

[Signature]
Notary Public



THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 4 OF THE REAL ESTATE
TRANSFER TAX ACT AS AMENDED.

BY: [Signature]
DATE: 2-20-06
REPRESENTATIVE

Mail tax bill to: WM specialty Mortgage
400 County Way
Simi Valley CA 93065

Deed prepared by Laurence H. Kallen, 1640 D N. Burling St., Chicago, IL 60614
Return recorded deed to Fisher and Fisher, 4201 Lake Cook Road, 1st Fl., Northbrook, IL 60062

Box 254

UNOFFICIAL COPY

GEN CH 0 DEF

Fisher and Fisher
File No.60987

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

WM Specialty Mortgage LLC)
Plaintiff)
VS.)
Veronica Romious)
TX Collect Inc., Unknown Owners and)
Non-Record Claimants,)
Defendant)

NO. 04 CH 11261
Judge Quinn

ENTERED
JUDGE CAROLYN JENNIFER-1880
DEC 07 2005
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION

This cause coming to be heard on Plaintiff's motion for entry of an order approving the Report of Sale and Distribution filed by Selling Officer's concerning the premises directed to be sold by Selling Officer's 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:

The court having examined said report finds that the Selling Officer's has in every respect proceeded in accordance with the terms of this Court's Decree and that said sale was fairly and properly made, and that the proceeds derived therefrom were properly distributed and were sufficient to pay in full the amount due Plaintiff pursuant to said Decree, including fees, disbursements and commission of said sale.

IT IS ORDERED that the sale of the premises involved herein by said commissioner, the distribution by him of the proceeds of sale, issuance of the Selling Officer's Certificate of Sale and his Report of Sale and Distribution of proceeds of said sale, be and the same is hereby approved and confirmed.

IT IS FURTHER ORDERED that the Sheriff of COOK County remove from possession of the premises commonly known as 443 Adams St., Dolton, IL 60419 the defendants, Veronica Romious, and that he put the plaintiff/bidder or their nominee into full and complete possession thereof. The eviction shall not be held until 30 days after the date of this order.

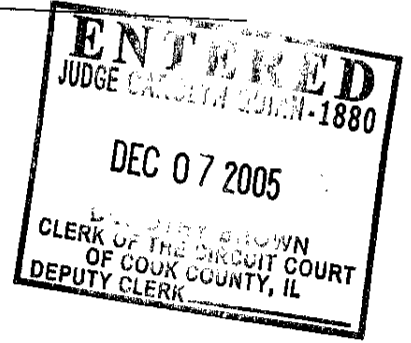
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IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Deed issued hereunder without any exemption stamps.

ENTERED: _____
JUDGE

DATED: _____

FISHER AND FISHER, Attorneys at Law, P.C.
120 N. LaSalle Street, Chicago, IL 60602, (312) 372-4784
Atty. No. _____
3309



Property of Cook County Clerk's Office

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT
REQUIRED UNDER PUBLIC ACT 87-543
COOK COUNTY ONLY

UNOFFICIAL COPY

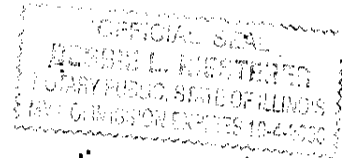
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Feb-20, 20 06

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent this 20 day of Feb

20 06
Notary Public [Signature]



The grantee of 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 Feb-20, 20 06

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said agent this 20 day of Feb

20 06
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.)