

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 9, 2006 in Case No. 06 CH 8198 entitled Residential Funding Corporation vs. Dennis W. Burns, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on December 15, 2006, does hereby grant transfer and convey to Homecomings Financial Network, Inc. the following



Doc#: 0702957188 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/29/2007 12:36 PM Pg: 1 of 4

described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 5 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 20 FEET OF LOT 6 IN BLOCK 7 IN W.F. KAISER AND COMPANY'S FAIRFIELD SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF THE SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 25-29-311-044 Commonly known as 12416 S. Elizabeth St., Calumet Park, IL 60827.

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 15, 2007. 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 15, 2007 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Lisa Bober Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602. Exempt from tax under 35 ILCS 200/31-45(1), January 15, 2007.

RETURN TO: ADDRESS OF GRANTEE/MAIL Dutton & Dutton 10325 W. Lincoln Hwy Frankfort, IL 60423 Send Tax Bills To: Homecomings Financial Network Attn: Foreclosure Team 2 9350 Waxie Way San Diego, CA 92123 4

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

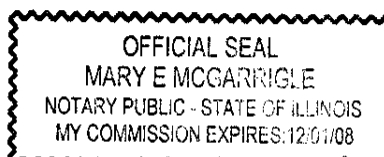
The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 January 24, 2007

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 24 day of January, 2007.  
Notary Public Mary McGarrigle



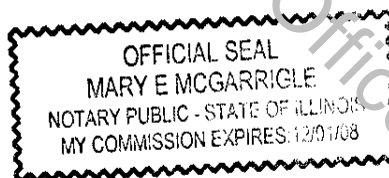
The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date January 24, 2007

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 24 day of January, 2007.  
Notary Public Mary McGarrigle



**Note:** Any person who knowingly submits a false statement concerning the identity of **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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

**UNOFFICIAL COPY**  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
 COUNTY DEPARTMENT - CHANCERY DIVISION

RESIDENTIAL FUNDING CORPORATION;	)	
	Plaintiff,)	06 CH 8198
vs.	)	Calendar 56
DENNIS W. BURNS; ELAINE BURNS; MORTGAGE	)	
ELECTRONIC REGISTRATION SYSTEMS, INC., AS	)	
NOMINEE FOR SEBRING CAPITAL PARTNERS, LP,;	)	
	Defendants,)	

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,  
 CONFIRMING SALE, AND ORDER FOR POSSESSION**

This cause comes to be heard on Plaintiff's motion for the entry of an order approving the Report of Sale and Distribution, confirming the sale of the mortgaged real estate that is the subject of the matter captioned above and described as:

LOT 5 (EXCEPT THE NORTH 10 FEET THEREOF) AND THE NORTH 20 FEET OF LOT 6 IN BLOCK 7 IN W.F. KAISER AND COMPANY'S FAIRFIELD SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 12416 S. Elizabeth St., Calumet Park, IL 60827 PIN: 25-29-311-044.

Due notice of said motion having been given, the Court having examined said report, and being fully advised in the premises, FINDS:

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and; That justice was done.

**IT IS THEREFORE ORDERED:**

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

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That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed; and

That upon confirmation herein and upon request by the successful bidder, or its assigns, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

## IT IS FURTHER ORDERED:

That the Judicial Sale Deed to be issue hereunder is a transaction that is exempt from all transfer taxes, either State or local, and the Recorder of Deeds of Cook County is ordered to permit immediate recordation of the Judicial Sale Deed issued hereunder without any exemption stamps;

That the successful bidder, or its assigns, is entitled to and shall have possession of the mortgaged real estate as of a date no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701);

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Dennis W. Burns, Elaine Burns from the mortgaged real estate commonly known as 12416 S. Elizabeth St., Calumet Park, IL 60827 without further Order of Court, and;

A copy of this Order will be sent to the defendant within seven days.

Plaintiff will not proceed on note.

ENTER:

\_\_\_\_\_  
Judge

Dated: \_\_\_\_\_

William E. Dutton, Jr./Barbara J. Dutton  
DUTTON & DUTTON, P.C.  
10325 West Lincoln Highway  
Frankfort, Illinois 60423  
(815) 806-8200  
55719 (ARDC #6255876)