

# UNOFFICIAL COPY

W0604022

## 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 June 27, 2006 in Case No. 06 CH 7734 entitled US Bank National Association as Trustee for Credit Suisse First Boston HEAT 2004-7 vs. Corine Ward, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on December 13, 2006, does hereby grant, transfer and convey to **US Bank National Association as Trustee for Credit Suisse**



0703834040

**Doc#: 0703834040 Fee: \$30.00**  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 02/07/2007 10:30 AM Pg: 1 of 4

**First Boston HEAT 2004-7** the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 17 IN RESUBDIVISION OF BLOCK 161 (EXCEPT THE SOUTH 124.78 FEET OF THE WEST 125 FEET THEREOF) IN CHICAGO HEIGHTS, IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 32-28-105-018 Commonly known as 107 E. 23rd St., Chicago Heights, IL 60411.

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 19, 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 19, 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 19, 2007. *HP-0600-2814.0*

RETURN TO: *(41)*  
 FALCER  
 1807 W Dicht Rd  
 Naperville IL 60563

ADDRESS OF GRANTEE/MAIL TAX BILLS TO:  
 ASC 3476 Stateview Blvd  
 Ft Mill SC 29115

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W060-022

HC-0600-2814.0

(Rev. 5/17/05)

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

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR	)	
CREDIT SUISSE FIRST BOSTON HEAT 2004-7;	)	
	Plaintiff,)	06 CH 7734
vs.	)	Calendar 57
CORINE WARD; ET. AL.;	)	
	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 17 IN RESUBDIVISION OF BLOCK 161 (EXCEPT THE SOUTH 124.78 FEET OF THE WEST 125 FEET THEREOF) IN CHICAGO HEIGHTS, IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN: 32-28-105-018. Commonly known as: 107 E. 23rd St., Chicago Heights, IL 60411.

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 a copy of this order shall be mailed to the mortgagors and lien holders or their attorneys within five business days;

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;

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(ORDER APPROVING, PAGE 2)

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

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;

That the proceeds of said sale were insufficient to satisfy the judgment;

That there shall be an IN REM deficiency judgment entered in the sum of (\$43,770.24), with interest thereon as provided by statute against the subject property;

That the Plaintiff will not pursue collection of the note;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604) shall expire 30 days after entry of this order; 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 successful bidder, or its assigns, is entitled to and shall have possession of the mortgaged real estate 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 Corine Ward from the mortgaged real estate commonly known as 107 E. 23rd St., Chicago Heights, IL 60411 without further Order of Court;

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 Deed issued hereunder without affixing any transfer stamps, and;

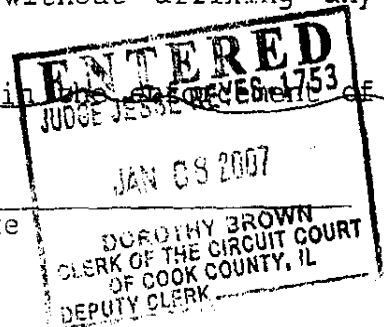
That there is no just cause for delay in the execution of this order or appeal from this order.

ENTER:

Judge

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

Freedman Anselmo Lindberg & Rappe, LLC  
1807 West Diehl Road  
Suite 333  
Naperville, Illinois 60563-1890



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## STATEMENT BY GRANTOR AND GRANTEE

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 3/5/07, 2007

Signature: [Signature]

Subscribed and sworn to before me by the said agent this 5 day of February, 2007  
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 2/5/07, 2007

Signature: [Signature]

Subscribed and sworn to before me by the said agent this 5 day of February, 2007  
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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)