

W0604035

JUDICIAL SALE DEED



Doc#: 0712344008 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/03/2007 10:17 AM Pg: 1 of 5

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 29, 2006 in Case No. 06 CH 7973 entitled Wells Fargo Bank, NA successor by merger with Wells Fargo Home Mortgage, Inc. vs. Lilly Williams, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on December 12, 2006, does hereby grant, transfer and convey to Secretary of Housing and Urban Development the

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

THAT PART OF THE EAST 330 FEET OF THE WEST 293 FEET OF THE NORTH 1327 FEET OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 14, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF 157TH STREET (SAID LINE OF 157TH STREET BEING 1327 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST FRACTIONAL 1/4) 660 FEET EAST OF THE CENTER LINE OF CENTRAL PARK AVENUE, THENCE NORTH PARALLEL WITH SAID CENTRAL PARK AVENUE, 233 FEET, THENCE EAST AND PARALLEL WITH THE CENTER LINE OF SAID 157TH STREET 100 FEET, THENCE SOUTH IN A STRAIGHT LINE PARALLEL WITH THE CENTER LINE OF SAID CENTRAL PARK AVENUE, 233 FEET TO THE CENTER OF 157TH STREET, THENCE WEST ALONG THE CENTER LINE OF 157TH STREET 100 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. P.I.N. 28-14-400-008 Commonly known as 3454 W. 155th St., Markham, IL 60426.

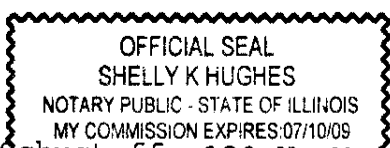
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this January 18, 2007.

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 18, 2007 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 tax under 35 ILCS 200/31-45(1)

RETURN TO: 1807 N. DEHL RD NAPERVILLE IL 60563 ADDRESS OF GRANTEE/MAIL TAX BILLS TO: 3476 STATVIEW BLVD. FARMILL SC 29715  
WELLS FARGO HOME MORTGAGE  
JANUARY 18, 2007

# UNOFFICIAL COPY

RECORDER OF Cook COUNTY

## PLAT ACT AFFIDAVIT

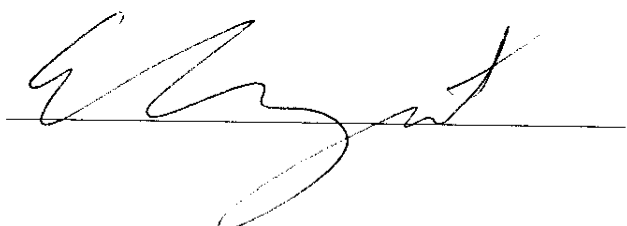
STATE OF ILLINOIS )  
COUNTY OF Kane ) SS

Eva Cruz, being duly sworn on oath, deposes and states that she reside(s) at 39 Mill St. Montgomery, Il 60538. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

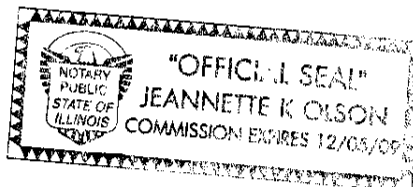
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of County, Illinois, to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 2 DAY  
OF May, 2007

Jeannette K Olson  
Notary Public



W0604035

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(Rev. 5/17/05)

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

WELLS FARGO BANK, NA SUCCESSOR BY MERGER WITH)  
WELLS FARGO HOME MORTGAGE, INC.; Plaintiff,) 06 CH 7973  
vs. ) Calendar 54  
LILLY WILLIAMS; 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:

THAT PART OF THE EAST 330 FEET OF THE WEST 990 FEET OF THE NORTH 1327 FEET OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 14, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF 157TH STREET (SAID LINE OF 157TH STREET BEING 1327 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST FRACTIONAL 1/4) 660 FEET EAST OF THE CENTER LINE OF CENTRAL PARK AVENUE, THENCE NORTH PARALLEL WITH SAID CENTRAL PARK AVENUE, 233 FEET. THENCE EAST AND PARALLEL WITH THE CENTER LINE OF SAID 157TH STREET 100 FEET, THENCE SOUTH IN A STRAIGHT LINE PARALLEL WITH THE CENTER LINE OF SAID CENTRAL PARK AVENUE, 233 FEET TO THE CENTER OF 157TH STREET, THENCE WEST ALONG THE CENTER LINE OF 157TH STREET 100 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. PIN: 28-14-400-008. Commonly known as: 3454 W. 155th St., Markham, IL 60420.

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;

**UNOFFICIAL COPY**

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;

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 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 Lilly Williams, Marcus Williams aka Marcus A. Williams, Sr. from the mortgaged real estate commonly known as 3454 W. 155th St., Markham, IL 60426 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 enforcement of or appeal from this order.

ENTER:

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

Judge

**ENTERED**

JAN 11 2007

JUDGE  
**CLIFFORD L. MEACHAM-1545**

Freedman Anselmo Lindberg & Rappe, LLC  
1807 West Diehl Road  
Suite 333  
Naperville, Illinois 60563-1890  
(877) 729-6734

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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 5/2/07, 2007

Signature: [Signature]  
Grantor or Agent

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

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 2 day of May, 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.)