

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 January 8, 2007 in Case No. 06 CH 21366 entitled Wells Fargo vs. Lewis and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on May 22, 2007, does hereby grant, transfer and convey to Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3, By: Saxon Mortgage Services, Inc., as Its Attorney-in-



Doc#: 0717226234 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/21/2007 04:15 PM Pg: 1 of 4

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

THE SOUTH 50 FEET OF LOT 13 IN BELLWOOD HIGHLANDS, BEING A SUBDIVISION OF LOTS 1 TO 4 (EXCEPT THE WEST 16.4 FEET OF LOT 4) IN STURN ESTATES OF PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 15-08-414-014. Commonly known as 515 Hyde Park Avenue, Bellwood, IL 60104.

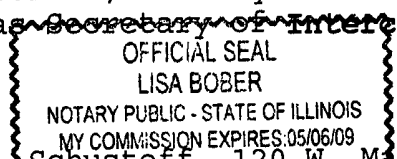
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this June 4, 2007.

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 June 4, 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 real estate transfer tax under 35 ILCS 200/31-45(1).

RETURN TO:  
IRA T. NEVEL LAW OFFICES  
175 N. FRANKLIN STE. 201  
CHICAGO, IL 60606  
BOX # 167

# UNOFFICIAL COPY

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

WELLS FARGO BANK, N.A., AS TRUSTEE )  
FOR FIRST FRANKLIN MORTGAGE LOAN )  
TRUST 2004-FFH3 BY: SAXON MORTGAGE )  
SERVICES, INC., AS ITS ATTORNEY-IN- )  
FACT, )

Plaintiff(s), )

vs. )

Case No. 06 CH 21366

Calendar No. 55

TINA L. LEWIS A/K/A TINA L. LOYD )  
LEWIS, WAYNE G. HAYWARD AND VANESSA )  
J. HAYWARD, AS TRUSTEES UNDER )  
MEMORANDUM OF TRUST DEED RECORDED )  
AS DOCUMENT NUMBER 0525553193, )

Defendant(s). )

Associate Judge Lisa R. Curcio

JUN 04 2007

### ORDER CONFIRMING SALE

NOW COMES Shelly K. Hughes, Supervisor of Sales of Intercounty Judicial Sales Corporation, and files herein her Report of Sale and Distribution of the proceeds of Sale of the premises involved herein. **Circuit Court 1864**

The Court finds that Intercounty 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 \$186,002.73, (ONE HUNDRED EIGHTY SIX THOUSAND TWO DOLLARS AND SEVENTY THREE CENTS) and that Intercounty Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$300.00.

The Court further finds that under said Judgment, there remains no surplus or deficiency and that the proceeds of the Sale are sufficient to pay in full the amount due the Plaintiff, including fees, disbursements and commission of said Sale.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That said Sale of the premises included herein by Intercounty 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.

# UNOFFICIAL COPY

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, TINA L. LEWIS, from the premises described as the following:

THE SOUTH 50 FEET OF LOT 13 IN BELLWOOD HIGHLANDS, BEING A SUBDIVISION OF LOTS 1 TO 4 (EXCEPT THE WEST 16.4 FEET OF LOT 4) IN STURN ESTATES OF PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 515 Hyde Park Avenue, Bellwood, Illinois 60104

and place in possession Plaintiff, WELLS FARGO BANK, N.A., its Assignee or Designee. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701 (d).

IT IS FURTHER ORDERED that Intercounty 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 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 WELLS FARGO BANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2004-FFH3 BY: SAXON MORTGAGE SERVICES, INC., AS ITS ATTORNEY-IN-FACT 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 send a copy of this Order to the Defendants by regular mail within seven (7) days.

ENTERED:

Associate Judge Lisa R. Curcio

JUN 04 2007

J U D G E **Circuit Court - 1864**

Attorney No. 18837  
LAW OFFICES OF IRA T. NEVEL  
175 North Franklin, Suite 201  
Chicago, Illinois 60606  
(312) 357-1125

# UNOFFICIAL COPY



## EUGENE "GENE" MOORE

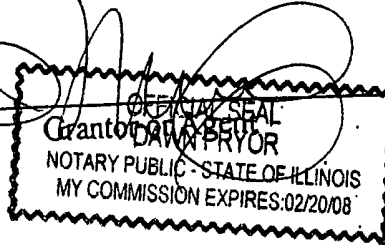
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

### 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 June 20, 2007

Signature: \_\_\_\_\_



Subscribed and sworn to before me

By the said

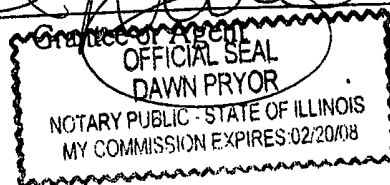
This 20 day of June, 2007

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 June 20, 2007

Signature: \_\_\_\_\_



Subscribed and sworn to before me

By the said

This 20 day of June, 2007

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.)