

UNOFFICIAL COPY

JUDICIAL SALE DEED



Doc#: 0728426193 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/11/2007 03:56 PM Pg: 1 of 6

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on March 21, 2007, in Case No. 07 CH 1151, entitled WM SPECIALTY MORTGAGE, L.L.C., WITHOUT RECOURSE, ASSIGNEE OF ARGENT MORTGAGE COMPANY, L.L.C. vs. HYUN JIN PARK, et al, and pursuant to which the premises hereinafter described

were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on August 28, 2007, does hereby grant, transfer, and convey to WM SPECIALTY MORTGAGE, L.L.C., WITHOUT RECOURSE the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT NUMBER 706 IN THE LION'S GATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THROUGH 12, BOTH INCLUSIVE AND OUTLOT D IN LION'S GATE UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE WEST 50 LINKS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 26, 2005 AS DOCUMENT NUMBER 0520744081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Commonly known as 1346 SCARBORO ROAD, UNIT 706, Schaumburg, IL 60193

Property Index No. 07-25-103-047

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 5th day of October, 2007.

The Judicial Sales Corporation

By

Nancy R. Vallone
Chief Executive Officer

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

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UNOFFICIAL COPY**Judicial Sale Deed**

State of IL, County of COOK ss, I, Maya T. Jones, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Chief Executive Officer he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on

this 4 day of Oct 2007

Maya T. Jones
Notary Public

OFFICIAL SEAL
MAYA T JONES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/12/10

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph _____, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

_____ Date

_____ Buyer, Seller or Representative

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor
Chicago, Illinois 60606-4650
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

WM SPECIALTY MORTGAGE, L.L.C., WITHOUT RECOURSE

do AMC
10801 4th Street, Ste 130
Rancho Cucamonga, CA 91730

Mail To:

LAW OFFICES OF IRA T. NEVEL
175 N. Franklin Street, Suite 201
CHICAGO, IL, 60606
(312) 357-1125
Att. No. 18837
File No.

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 III
OF THE PROPERTY TAX CODE

DATE: 10-10-07

[Signature]
BUYER - SELLER OR AGENT

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, CHANCERY DIVISION

WM SPECIALTY MORTGAGE, L.L.C.,)
 WITHOUT RECOURSE, ASSIGNEE OF)
 ARGENT MORTGAGE COMPANY, L.L.C.,)

Plaintiff(s),)

vs.)

Case No. 07 CH 01151

Calendar No. 53

HYUN JIM PARK, ARGENT MORTGAGE)
 COMPANY, L.L.C., UNDER MORTGAGE)
 RECORDED AS DOCUMENT NUMBER)
 0536255369, IION'S GATE CONDOMINIUM)
 ASSOCIATION,)

Defendant(s).)

ORDER CONFIRMING SALE

NOW COMES Nancy R. Vallone, Supervisor of Sales of The Judicial Sales Corporation, and files herein her Report of Sale and Distribution of the proceeds of sale of the premises involved herein.

The Court finds that The 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 \$347,691.06, (THREE HUNDRED FORTY SEVEN THOUSAND SIX HUNDRED NINETY ONE DOLLARS SIX CENTS) and that The Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$350.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$2,061.50, and an In-Rem Judgment is hereby entered.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

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That said Sale of the premises included herein by The 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.

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, HYUN JIN PARK, from the premises described as the following:

UNIT NUMBER 706 IN THE LION'S GATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 THROUGH 12, BOTH INCLUSIVE AND OUTLOT D IN LION'S GATE UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE WEST 50 LINKS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 26, 2005 AS DOCUMENT NUMBER 0520744081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Common Address: 1346 Scarborough Road, Unit 706, Schaumburg, Illinois 60193

and place in possession Plaintiff, WM SPECIALTY MORTGAGE, L.L.C., its Assignee or Designee. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701 (d).

IT IS FURTHER ORDERED that The 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, including any and all manufactured buildings located thereupon, 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 WM SPECIALTY MORTGAGE, L.L.C., WITHOUT RECOURSE 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.

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This Order shall not be the basis for a suit upon the Note.

Plaintiff shall send a copy of this Order to the Defendants by regular mail within seven (7) days.

ENTERED:

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

ENTERED
JUDGE J. U. D. GREENE
NOV-1840
OCT 3 - 2007
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

Property of Cook County Clerk's Office



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EUGENE "GENE" MOORE

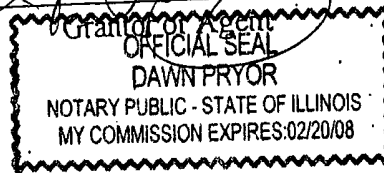
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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 October 11, 2007

Signature:

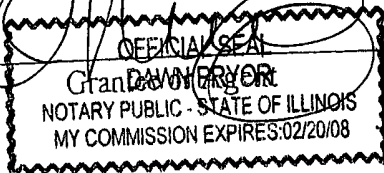


Subscribed and sworn to before me
By the said
This 11 day of October, 2007
Notary Public Dawn Pryor

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 October 11, 2007

Signature:



Subscribed and sworn to before me
By the said
This 11 day of October, 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.)