

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 April 25, 2007 in Case No. 07 CH 5732 entitled Household Finance Corporation, III vs. Podgorski and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on October 18, 2007, does hereby grant, transfer and convey to Household Finance Corporation the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 0733126136 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/27/2007 02:46 PM Pg: 1 of 5

PARCEL 1: UNIT 705 IN LOT 9 IN KENNINGTON SQUARE FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 26499968 AND AMENDED BY DOCUMENT NUMBER 26573744 IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 25442191 AND AMENDED BY INSTRUMENTS RECORDED AS DOCUMENT NUMBERS 25523804, 25881688 AND 26573744 AS AMENDED FROM TIME TO TIME. P.I.N. 06-07-402-112.

Commonly known as 105 Kenneth Circle, Elgin, IL 60120.

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 November 20, 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 November 20, 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: Box 167

UNOFFICIAL COPY

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, CHANCERY DIVISION

HOUSEHOLD FINANCE CORPORATION, III,)

ASSIGNEE OF MORTGAGE ELECTRONIC)

REGISTRATION SYSTEMS, INC., AS)

NOMINEE FOR DECISION ONE MORTGAGE)

COMPANY, L.L.C.,)

Plaintiff(s),)

vs.)

Case No. 07 CH 5732

Calendar No. 56

DAVID PODGORSKI and KENNINGTON)

SQUARE HOMEOWNERS ASSOCIATION,)

UNDER LIEN RECORDED AS DOCUMENT)

NUMBER 0603449073,)

Defendant(s).)

Assoc. Judge Carolyn Quinn

NOV 15 2007

Circuit Court - 1880

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.

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 \$117,990.00, (ONE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED NINETY DOLLARS AND NO 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 a deficiency balance in the sum of \$28,406.72, and an In-Rem Judgment is hereby entered.

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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.

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, DAVID PODGORSKI, and their possessions from the premises described as the following:

PARCEL 1: UNIT 705 IN LOT 9 IN KENNINGTON SQUARE FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 26499968 AND AMENDED BY DOCUMENT NUMBER 26573744 IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 25442191 AND AMENDED BY INSTRUMENTS RECORDED AS DOCUMENT NUMBERS 25523804, 25881688 AND 26573744 AS AMENDED FROM TIME TO TIME.

Common Address: 105 Kenneth Circle, Elgin, Illinois 60120

and place in possession Plaintiff, HOUSEHOLD FINANCE CORPORATION, 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 or parties to the foreclosure are hereby terminated and barred pursuant to 735 ILCS 5/15-1509 ©).

IT IS FURTHER ORDERED that the Deed to be issued to HOUSEHOLD FINANCE CORPORAION 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.

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

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

ENTERED:

Assoc. Judge Carolyn Quinn

NOV 15 2007

J U D G E

Circuit Court - 1880

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY



EUGENE "GENE" MOORE

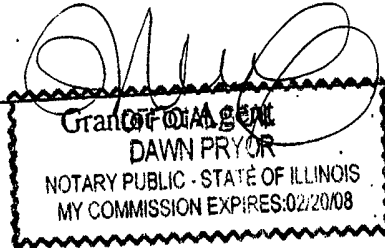
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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 November 27, 2007

Signature: _____



Subscribed and sworn to before me

By the said

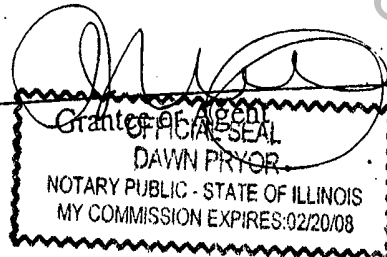
This 27 day of November, 2007

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 November 27, 2007

Signature: _____



Subscribed and sworn to before me

By the said

This 27 day of November, 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.)