

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 0802231125 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2008 02:50 PM Pg: 1 of 5

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 August 9, 2007, in Case No. 06 CH 23173, entitled HSBC MORTGAGE SERVICES INC vs. HOLLY NGUYEN, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-15.07(c) by said grantor on

November 13, 2007, does hereby grant, transfer, and convey to HOUSEHOLD FINANCE CORPORATION III, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PARCEL 1: UNIT 635-D AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF WAVERLY COMMON CONDOMINIUMS, BEING PART OF LOTS 1 AND 2 AMENDED PLAT OF HIGHFIELD PLACE, AS PER DOCUMENT NO.25723114 RECORDED January 2, 1981, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 1986 AS DOCUMENT NO.86114413 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly known as 635 WAVERLY DRIVE UNIT D, Egin, IL 60120

Property Index No. 06-07-313-045-1036

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 3rd day of January, 2008.

The Judicial Sales Corporation

By:

Nancy R. Vallone  
Chief Executive Officer

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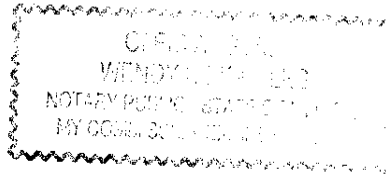
## Judicial Sale Deed

State of IL, County of COOK ss, I, Wendy Morales, 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 3 day of January 20 08

Wendy P. Morales  
Notary Public



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 1, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

1-17-08  
Date

Melissa Anderson  
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:

HOUSEHOLD FINANCE CORPORATION III, by assignment  
636 GRAND REGENCY BLVD.  
BRANDON, FL 33511

Mail To:

FREEDMAN, ANSELMO, LINDBERG & RAPPE, LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL, 60563  
(630) 983-0770  
Att. No. 26122  
File No. X0610087

AC 2006008560 (1&1)

Property of Cook County Clerk's Office

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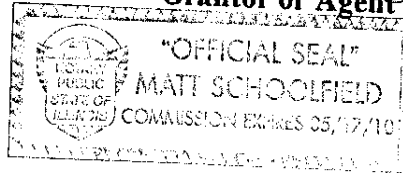
## STATEMENT BY GRANTOR AND GRANTEE

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 1-17, 2008

Signature: Melissa Huns Agent  
**Grantor or Agent**

Subscribed and sworn to before me  
by the said Agent  
this 17 day of 1, 2008  
Notary Public Matt Schoolfield

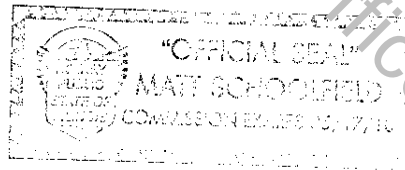


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-17, 2008

Signature: Melissa Huns Agent  
**Grantee or Agent**

Subscribed and sworn to before me  
by the said Agent  
this 17 day of 1, 2008  
Notary Public Matt Schoolfield



**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.)

UNOFFICIAL COPY X0610087

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

HSBC MORTGAGE SERVICES INC

Plaintiff,

-v.-

06 CH 23173

HOLLY NGUYEN, et al

Defendant

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND  
ORDER OF 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 premises, which are the subject of the matter captioned above and described as:

PARCEL 1: UNIT 635-D AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF WAVERLY COMMON CONDOMINIUMS, BEING PART OF LOTS 1 AND 2 AMENDED PLAT OF HIGHFIELD PLACE, AS PER DOCUMENT NO. 23723114 RECORDED January 2, 1981, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 1986 AS DOCUMENT NO. 56114413 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly known as 635 WAVERLY DRIVE UNIT D, Elgin, IL 60120

Property Index No. 06-07-313-045-1036.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "Sales Officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales 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 fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

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## Order Approving Report of Sale

That there shall be an IN REM deficiency judgment entered in the sum of \$46,353.81 with interest thereon as by statute provided, against the subject property

That any Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder or its assigns and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder or assignee 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 premises as of a date 30 days ( ) after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess HOLLY NGUYEN from the premises commonly known as 655 WAVERLY DRIVE UNIT D, Elgin, IL, 60120

The Sheriff cannot evict until 30 days after the entry of this order.

IT IS FURTHER ORDERED 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.

The Plaintiff will not pursue collection on the note.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: \_\_\_\_\_

ENTER:

ASSOC. JUDGE DARRYL B. SIMKO

DEC 18 2007

CIRCUIT COURT-1823

Judge

FREEDMAN, ANSELMO, LINDBERG & RAPPE, LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL 60563  
(630) 983-0770  
Attorney File No. X0610087

AttorneyCode. 26122

Case Number: 06 CH 23173