



0805840074

JUDICIAL SALE DEED

Doc#: 0805840074 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/27/2008 10:47 AM 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 September 6, 2007, in Case No. 07 CH 13396, entitled WACHOVIA MORTGAGE CORPORATION, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS., AS NOMINEE FOR WILMINGTON FINANCE, INC. vs. CHARISEE

GRANGER, 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 December 18, 2007, does hereby grant, transfer, and convey to WACHOVIA MORTGAGE CORPORATION the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE NORTH HALF OF LOT 15 IN BLOCK 11, IN SNOWDON'S SUBDIVISION, OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY IN THE STATE OF ILLINOIS.

Commonly known as 5647 SOUTH JUSTINE, Chicago, IL 60636

Property Index No. 20-17-109-018

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 22nd day of February, 2008.

The Judicial Sales Corporation

By:

Nancy R. Vallone

Nancy R. Vallone
Chief Executive Officer

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

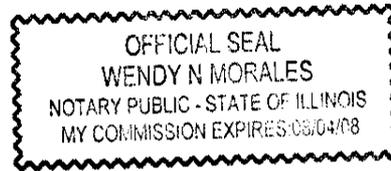
UNOFFICIAL COPY

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 22 day of February 2008



Wendy N. 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).

2/25/08
Date

Nevel
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:

WACHOVIA MORTGAGE CORPORATION
1270 Northland Dr. Suite 200
Mendota Heights, MN 55120

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.

Property of Cook County Clerk's Office

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

WACHOVIA MORTGAGE CORPORATION,)	
ASSIGNEE OF MORTGAGE ELECTRONIC)	
REGISTRATION SYSTEMS, INC., AS)	
NOMINEE FOR WILMINGTON FINANCE,)	
INC.,)	
Plaintiff(s),)	
)	
vs.)	Case No. 07 CH 13396
)	Calendar No. 57
CHARISSE GPANGER,)	
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;

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The Court further finds that the proceeds of Sale of said premises were in the sum of \$121,310.00, (ONE HUNDRED TWENTY ONE THOUSAND THREE HUNDRED AND TEN DOLLARS AND NO 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 \$18,255.41, and an In-Rem Judgment is hereby entered.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

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

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hereby entered. The Sheriff of Cook County be and is hereby directed to evict the Defendants, CHARISSE GRANGER, and their possessions from the premises described as the following:

THE NORTH HALF OF LOT 15 IN BLOCK 11, IN SNOWDON'S SUBDIVISION, OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY IN THE STATE OF ILLINOIS.

Common Address: 5647 South Justine, Chicago, Illinois 60636

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

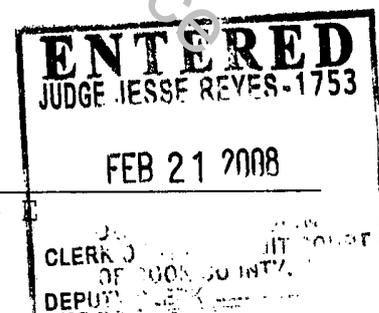
IT IS FURTHER ORDERED that The Judicial Sales Corporation be and is hereby ordered that upon presentation by Plaintiff, or its Assignee, of the duly issued Certificate of Sale, that it immediately issue a Judicial Sales Deed for the subject premises, including any and all manufactured buildings located 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 WACHOVIA MORTGAGE CORPORATION 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.

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

ENTERED:



J U D G E

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



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EUGENE "GENE" MOORE

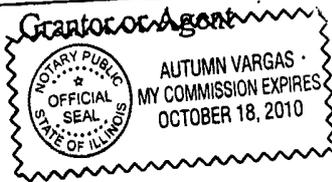
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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 Feb 26, 2008

Signature: _____



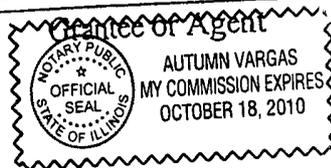
Subscribed and sworn to before me

By the said Autumn Vargas
This 26 day of Feb, 2008
Notary Public Autumn Vargas

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 Feb 26, 2008

Signature: _____



Subscribed and sworn to before me

By the said Autumn Vargas
This 26 day of Feb, 2008
Notary Public Autumn Vargas

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.)