

JUDICIAL SALE DEED



Doc#: 0806405098 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/04/2008 11:53 AM Pg: 1 of 4

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 October 2, 2007 in Case No. 07 CH 13726 entitled Saxon Mortgage vs. Hodges and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 16, 2008, does hereby grant, transfer and convey to Saxon Mortgage Services, Inc. the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

THE NORTH 27 FEET 10 1/2 INCHES OF THE WEST 21 FEET OF LOT 19 AND THE NORTH 40 FEET OF LOTS 20 AND 21 IN DAVIS SUBDIVISION OF LOTS 124 AND 125 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 16-16-104-072.

Commonly known as 115 South Lotus Avenue, Chicago, IL 60644.

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 February 27, 2008.

INTERCOUNTY JUDICIAL SALES CORPORATION

Nathan H. Lichtenstein

Andrew D. Schusteff

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on February 27, 2008 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

OFFICIAL SEAL
SHELLY K HUGHES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/10/09

[Signature]
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602. z/zalox
Exempt from real estate transfer tax under 35 ILCS 200/31-45(1). *Nevel*

RETURN TO: Saxon Mortgage

1270 Northland Dr. Suite 200
Mendota Heights, MN 55120

UNOFFICIAL COPY

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

SAXON MORTGAGE SERVICES, INC.,)
ASSIGNEE OF MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS, INC., AS)
NOMINEE FOR NEW CENTURY MORTGAGE)
CORPORATION,)
Plaintiff(s),)

vs.)

Case No. 07 CH 13726
Calendar No. 59

YULIS HODGES, NONRECORD CLAIMANTS,)
UNKNOWN TENANTS AND UNKNOWN OWNERS,)
Defendant(s).)

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 \$211,654.12, (TWO HUNDRED ELEVEN THOUSAND SIX HUNDRED FIFTY FOUR DOLLARS AND TWELVE 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.

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, YULIS HODGES, and their possessions from the premises described as the following:

THE NORTH 27 FEET 10 1/2 INCHES OF THE WEST 21 FEET OF LOT 19 AND THE NORTH 40 FEET OF LOTS 20 AND 21 IN DAVIS SUBDIVISION OF LOTS 124 AND 125 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 115 South Lotus Avenue, Chicago, Illinois 60644

and place in possession Plaintiff, SAXON MORTGAGE SERVICES, INC., 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).

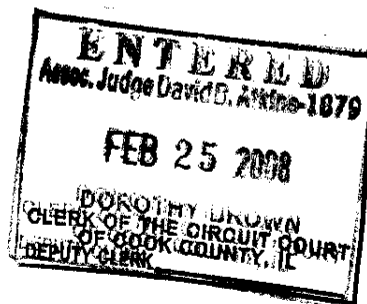
IT IS FURTHER ORDERED that the Deed to be issued to SAXON MORTGAGE SERVICES, INC., hereunder is a transaction that is exempt from all transfer taxes, either State or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Deed issued hereunder without any exemption stamps.

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

ENTERED:

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





EUGENE "GENE" MOORE

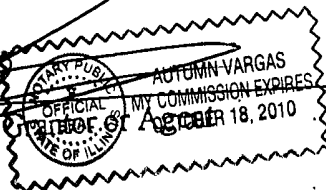
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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 March 4, 2008

Signature: _____



Subscribed and sworn to before me

By the said _____
This 4 day of March, 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 March 4, 2008

Signature: _____



Subscribed and sworn to before me

By the said _____
This 4 day of March, 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.)