

UNOFFICIAL COPY

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 22, 2008 in Case No. 07 CH 31937 entitled Bank of America, N.A., vs. Burks and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on July 23, 2008, does hereby grant, transfer and convey to Federal National Mortgage Association the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 0828211115 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/08/2008 11:55 AM Pg: 1 of 5

LOT 1 (EXCEPT THE NORTH 24 FEET) ALL OF LOT 2 IN BLOCK 5 IN THE SUBDIVISION OF BLOCKS 5, 12 AND 13 IN DEWEY AND HOGG'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 20-30-108-049. Commonly known as 7202 South Claremont Avenue, Chicago, IL 60636.

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 October 1, 2008.

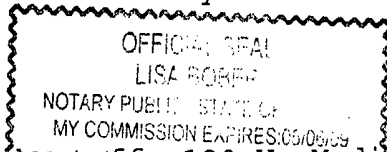
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on October 1, 2008 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



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:

See Attached

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 (1)  
OF THE PROPERTY TAX CODE

10/3/08  
BUYER - SELLER OR AGENT

Return To:

**UNOFFICIAL COPY**

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

Grantee 3 Taxes:

Federal National Mortgage  
475 Cross Point Parkway  
Greenville, NY 14068

Property of Cook County Clerk's Office

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

BANK OF AMERICA, N.A.,	)	
Plaintiff(s),	)	
	)	
vs.	)	Case No. 07 CH 31937
	)	Calendar No. 55
MAUREEN BURKS, 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 \$104,000.00, (ONE HUNDRED FOUR THOUSAND 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 \$106,883.76, and an In-Rem Judgment is hereby entered.

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, MAUREEN BURKS, and their possessions from the premises described as the following:

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LOT 1 (EXCEPT THE NORTH 24 FEET) ALL OF LOT 2 IN BLOCK 5 IN THE SUBDIVISION OF BLOCKS 5, 12 AND 13 IN DEWEY AND HOGG'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 7202 South Claremont Avenue, Chicago, Illinois 60636

and place in possession Plaintiff, BANK OF AMERICA N.A., its Assignee or Designee. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701 (d). Defendants have thirty (30) days from the entry of this Order to redeem the Mortgage pursuant to 735 ILCS 5/15-1604.

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 FEDERAL NATIONAL MORTGAGE ASSOCIATION 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:

Judge Lisa R. Curcio

SEP 29 2008

J U D G E  
Circuit Court - 1864

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

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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 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 title to real estate under the laws of the State of Illinois.

Dated October 3, 2008

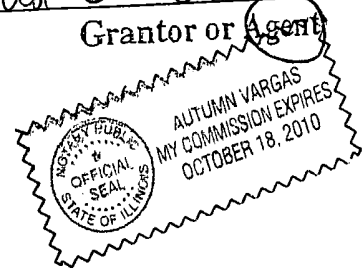
Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_

This 3, day of October, 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 title to real estate under the laws of the State of Illinois.

Date October 3, 2008

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_

This 3, day of October, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)