

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 June 24, 2008 in Case No. 08 CH 5556 entitled WM Specialty Mortgage vs. Boston and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on September 18, 2008, does hereby grant, transfer and convey to WM Specialty Mortgage L.L.C the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 7 (EXCEPT THE EAST 7 FEET THEREOF) AND LOT 8 (EXCEPT THE WEST 12 FEET THEREOF) IN BLOCK 2 IN J.R. CROCKER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 EXCEPTING THEREFROM THE SOUTH 390 FEET OF THE WEST 25 FEET OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 21-31-205-016. Commonly known as 3043 East 79th Place, Chicago, Illinois 60617.

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 17, 2008.

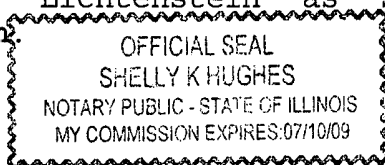
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Nathan H. Lichtenstein  
Secretary

Andrew D. Schusteff  
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on November 17, 2008 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



[Signature]  
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)  
THE PROPERTY TAX CODE

11/19/08 [Signature]  
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. Trades:

WM Specialty Mortgage

10801 East 6th Street

Rancho Cucamonga, CA 91730

Property of Cook County Clerk's Office

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, CHANCERY DIVISION

WM SPECIALTY MORTGAGE, L.L.C., )  
 ASSIGNEE OF ARGENT MORTGAGE )  
 COMPANY, L.L.C., )

Plaintiff(s), )

vs. )

Case No. 08 CH 05556

Calendar No. 55

FRANK POSTON, CITY OF CHICAGO )  
 DEPARTMENT OF WATER MANAGEMENT, )  
 UNDER LIENS RECORDED AS DOCUMENT )  
 NUMBERS 0612140008 AND 0734541108, )  
 CITY OF CHICAGO, UNDER JUDGMENT )  
 RECORDED AS DOCUMENT NUMBER )  
 0720126179, 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;

The Court finds that the subject property is improved by a multi-family residence, and was last inspected by the Plaintiff or its agents on August 12, 2008; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$219,966.35, (TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED SIXTY SIX DOLLARS AND THIRTY FIVE 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.

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

LOT 7 (EXCEPT THE EAST 7 FEET THEREOF) AND LOT 8 (EXCEPT THE WEST 12 FEET THEREOF) IN BLOCK 2 IN J.R. CROCKER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 EXCEPTING THEREFROM THE SOUTH 390 FEET OF THE WEST 25 FEET OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3043 East 79th Place, Chicago, Illinois 60617

and place in possession Plaintiff, WM SPECIALTY MORTGAGE, L.L.C., its Assignee or Designee. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701 (d). No occupant of the property not specifically named in the caption may be evicted pursuant to this Order without a Supplemental Order for Possession or an Order of Possession pursuant to a Forcible Entry and Detainer Complaint.

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 WM SPECIALTY MORTGAGE, L.L.C. 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.

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

ENTERED:

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

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J U D G E

*Judge Lisa R. Curcio*

NOV 14 2008

Circuit Court - 1864

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE**

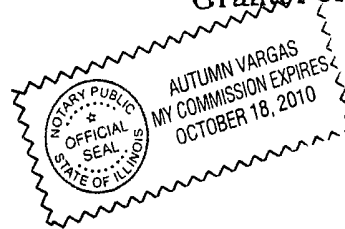
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 19, 2008

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 19 day of November, 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 November 19, 2008

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 19 day of November, 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.)