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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 July 9, 2008 in Case No. 07 CH 15308 entitled Wachovia vs. Farrahi and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on October 14, 2008, does hereby grant, transfer and convey to Wachovia Mortgage Corporation the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 0832535051 Fee: \$46.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 11/20/2008 10:42 AM Pg: 1 of 8

LOT 38 IN ARBOR POINT SUBDIVISION A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 10 ACRES THEREOF) OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 27-18-104-038. Commonly known as 15230 Cottonwood Ct. Orland Park, IL 60462.

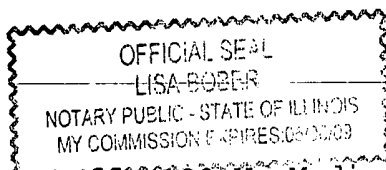
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this November 14, 2008.

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 14, 2008 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Lisa Bober
 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

DATE: 11/19/08 Andrew D. Schusteff
 RECORDER OF DEEDS

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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:

Wachovia Mortgage Corp.

1100 Corporation Center

Raleigh, NC 27607

Property of Cook County Clerk's Office

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

IN RE THE MARRIAGE OF:)
)
WILLIAM FARRAHI,)
 Petitioner,)
)
and)
)
RENEE GUMBEL FARRAHI,)
 Respondent.)

WACHOVIA BANK OF DELAWARE, N.A.,)
ASSIGNEE OF U.S. BANK, N.A.,)
)
 Plaintiff(s),)

vs.)

Case No. 07 CH 15308
Calendar No. 58
Consol. into 06 D5 30206

WILLIAM FARRAHI, RENEE FARRAHI,)
STANDARD BANK AND TRUST COMPANY,)
AS TRUSTEE UNDER TRUST AGREEMENT)
DATED AS OF AUGUST 12, 1997 AND)
KNOWN AS TRUST NUMBER 15696, UNDER)
DEED RECORDED AS DOCUMENT NUMBER)
0529402210, NONRECORD CLAIMANTS,)
UNKNOWN TENANTS AND UNKNOWN OWNERS,)
)
 Defendant(s).)

AMENDED 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;

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The Court finds that the subject property is improved by a Single Family Residence, and was last inspected by the Plaintiff or its agents on March 15, 2008; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$548,488.34, (FIVE HUNDRED FORTY EIGHT THOUSAND FOUR HUNDRED EIGHTY EIGHT DOLLARS AND THIRTY FOUR 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 hereby entered. The Sheriff of Cook County be and is hereby directed to evict only the Defendants, WILLIAM FARRAHI and RENEE FARRAHI, and their possessions from the premises described as the following:

LOT 38 IN ARBOR POINT SUBDIVISION A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 10 ACRES THEREOF) OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 15230 Cottonwood Court, Orland Park, Illinois 60462

and place in possession Plaintiff, WACHOVIA BANK OF DELAWARE, 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

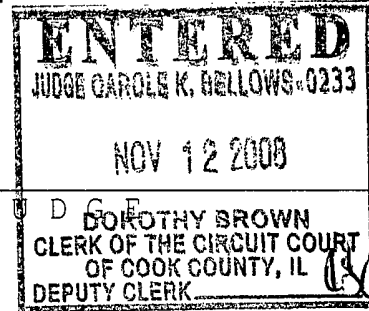
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premises to Plaintiff or its Assignee. All claims of parties to the foreclosure are hereby terminated and barred pursuant to 735 ILCS 5/15-1509 (c).

IT IS FURTHER ORDERED that the Deed to be issued to 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.

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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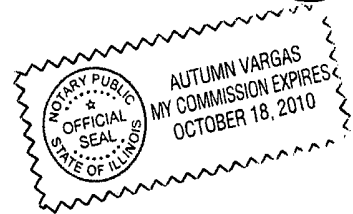
STATEMENT BY GRANTOR AND GRANTEE

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

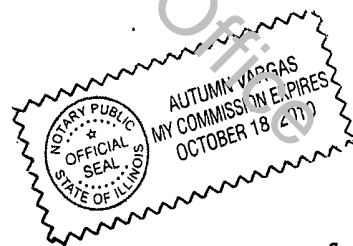


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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