

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 July 14, 2008 in Case No. 08 CH 9503 entitled Wachovia vs. Calderon and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 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#: 0905635034 Fee: \$44.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 02/25/2009 10:45 AM Pg: 1 of 5

LOT 12 IN BLOCK 19 IN HOFFMAN ESTATES II, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF HIGGINS ROAD (AS THAT ROAD EXISTED ON AUGUST 30, 1926) OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, AND OF THE NORTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 8, 1956 AS DOCUMENT NUMBER 16515708, IN COOK COUNTY, ILLINOIS. P.I.N. 07-15-408-012. Commonly known as 450 Aldine Lane, Hoffman Estates, IL 60194.

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 19, 2009.

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 February 19, 2009 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: 2/23/09 John J. [Signature]
 BUYER - SELLER OR AGENT

Return To:

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

Grantee's Taxes:
Wachovia mortgage Corp.
1100 Corporation Center Drive
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

WACHOVIA MORTGAGE CORPORATION,
 ASSIGNEE OF MORTGAGE ELECTRONIC
 REGISTRATION SYSTEMS, INC., AS
 NOMINEE FOR WILMINGTON FINANCE,
 INC.,

Plaintiff(s),

vs.

MARIA CALDERON, GUILLERMO CALDERON,
 MORTGAGE ELECTRONIC REGISTRATION
 SYSTEMS, INC., UNDER MORTGAGE
 RECORDED AS DOCUMENT NUMBER
 0618726263,

Defendant(s).

Case No. 08 CH 9503
 Calendar No. 58

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 Single Family Residence, and was last inspected by the Plaintiff or its agents on November 11, 2008; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$243,741.58, (TWO HUNDRED FORTY THREE THOUSAND SEVEN HUNDRED FORTY ONE DOLLARS AND FIFTY EIGHT 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.

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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, MARIA CALDERON, GUILLERMO CALDERON, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0618726263, and their possessions from the premises described as the following:

LOT 12 IN BLOCK 19 IN HOFFMAN ESTATES II, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF HIGGINS ROAD (AS THAT ROAD EXISTED ON AUGUST 30, 1926) OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, AND OF THE NORTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 8, 1956 AS DOCUMENT NUMBER 16515708, IN COOK COUNTY, ILLINOIS.

Common Address: 450 Aldine Lane, Hoffman Estates, Illinois 60194

and place in possession Plaintiff, WACHOVIA MORTGAGE CORPORATION, ⁶⁰⁰³ ~~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 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:

Judge Margaret A. Brennan

FEB 13 2009

J U D G E

Circuit Court-1846

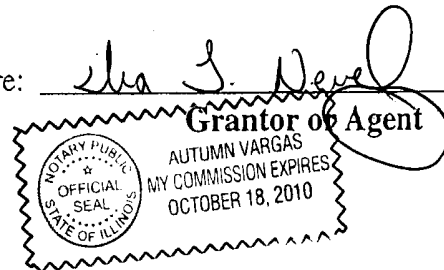
Attorney No. 18837
LAW OFFICES OF IRA T. NEVEL
175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 357-1125

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 February 23, 2009

Signature: _____



Subscribed and sworn to before me

By the said _____

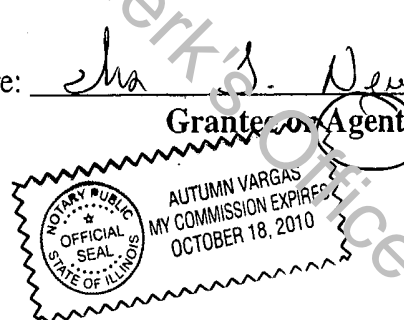
This 23, day of February, 2009

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 February 23, 2009

Signature: _____



Subscribed and sworn to before me

By the said _____

This 23, day of February, 2009

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.)