



**JUDICIAL SALE DEED**

Doc#: 0907729067 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 03/18/2009 03:08 PM Pg: 1 of 5

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on September 22, 2008, in Case No. 08 CH 17918, entitled SUTTON FUNDING, L.L.C., ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EQUIFIRST CORPORATION vs. LAURA AGUILAR, et al, and pursuant to which the

premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on December 23, 2008, does hereby grant, transfer, and convey to SUTTON FUNDING, L.L.C the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

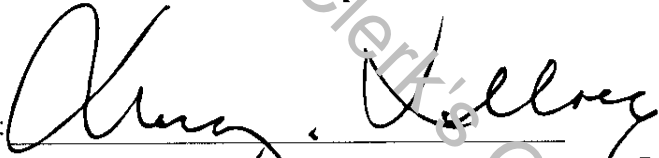
LOT 33 IN BLOCK 2 IN KAREL V. JANOVSKY'S GAGE PARK ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AD THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 5419 SOUTH CALIFORNIA AVENUE, Chicago, IL 60632

Property Index No. 19-12-424-007

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 12th day of March, 2009.

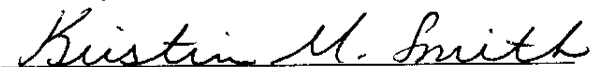
**The Judicial Sales Corporation**

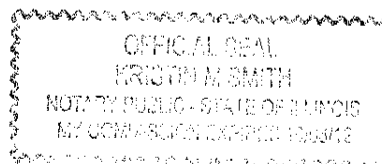
By:   
Nancy R. Vallone  
Chief Executive Officer

State of IL, County of COOK ss, I, Kristin M. Smith, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Chief Executive Officer he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

12th day of March, 2009

  
Notary Public



5

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor,

**UNOFFICIAL COPY****Judicial Sale Deed**

Chicago, IL 60606-4650.

Exempt under provision of Paragraph L, Section 31-45  
of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).3/17/09  
DateIra T. Nevel  
Buyer, Seller or Representative

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**

One South Wacker Drive, 24th Floor

Chicago, Illinois 60606-4650

(312)236-SALE

Grantee's Name and Address and mail tax bills to:

SUTTON FUNDING, L.L.C.

701 Corporate Center Drive

Raleigh, NC 27607

Mail To:

LAW OFFICES OF IRA T. NEVEL

175 N. Franklin Street, Suite 201

CHICAGO, IL, 60606

(312) 357-1125

Att. No. 18837

File No.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

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

SUTTON FUNDING, L.L.C., ASSIGNEE OF) )  
 MORTGAGE ELECTRONIC REGISTRATION ) )  
 SYSTEMS, INC., AS NOMINEE FOR ) )  
 EQUIFIRST CORPORATION, ) )  
 Plaintiff(s), ) )  
 vs. ) ) Case No. 08 CH 17918  
 ) ) Calendar No. 57  
 LAURA AGUILAR, SANTIAGO ROMAN, ) )  
 NONRECORD CLAIMANTS, UNKNOWN ) )  
 TENANTS AND UNKNOWN OWNERS, ) )  
 Defendant(s). ) )

**ORDER CONFIRMING SALE**

NOW COMES Nancy Vallone, Supervisor of Sales of The 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 The 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 further finds that the subject property is improved by a Single Family Residence, and was last inspected by the Plaintiff or its agents on December 15, 2008; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$225,654.93, (TWO HUNDRED TWENTY FIVE THOUSAND SIX HUNDRED FIFTY FOUR DOLLARS AND NINETY THREE CENTS) and that The 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 The Judicial Sales Corporation and the distribution by them of the proceeds of Sale and their Report of Sale and Distribution be and they are

# UNOFFICIAL COPY

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, LAURA AGUILAR, SANTIAGO ROMAN, and their possessions from the premises described as the following:

LOT 33 IN BLOCK 2 IN KAREL V. JANOVSKY'S GAGE PARK ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 5419 South California Avenue, Chicago, Illinois 60632

and place in possession Plaintiff, SUTTON FUNDING 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 the 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 SUTTON FUNDING 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.

**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

JUDGE  
MAR 09 2009

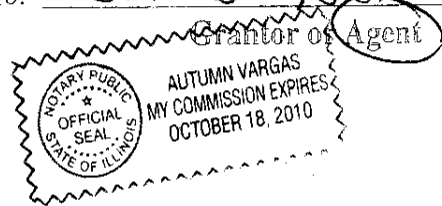
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## STATEMENT BY GRANTOR AND GRANTEE

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 March 17, 2009

Signature: *Sha S. Wavel*



Subscribed and sworn to before me

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

This 17, day of March, 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 March 17, 2009

Signature: *Sha S. Wavel*

Grantee or Agent



Subscribed and sworn to before me

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

This 17, day of March, 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.)