

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 0911229060 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/22/2009 03:56 PM Pg: 1 of 6

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 October 14, 2008 in Case No. 08 CH 15229 entitled Sutton Funding vs. Kalla and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 15, 2009 does hereby grant, transfer and convey to FCDB 8020 REO, LLC the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 18 IN BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 16-02-329-048-1003. Commonly known as 814 N. Ridgeway Ave., Unit 103, Chicago, IL 60651.

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 April 21, 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 April 21, 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 4/21/09 Andrew D. Schusteff  
GIVEN, SIGNED 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 3. Taxes:  
FCDB 8020 Reo, LLC  
220 Morris Ave  
Salt Lake City, Utah 84115

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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 15229

Calendar No. 56

AUGUSTINAS RAILA, MORTGAGE )  
ELECTRONIC REGISTRATION SYSTEMS, )  
INC., UNDER MORTGAGE RECORDED AS )  
DOCUMENT NUMBER 0706626120, CITY OF )  
CHICAGO, UNDER LIEN RECORDED AS )  
DOCUMENT 0713026086, 814 RIDGEWAY )  
CONDOMINIUM ASSOCIATION, 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 Duplex, and was last inspected by the Plaintiff or its agents on January 16, 2009; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$55,000.00, (FIFTY FIVE THOUSAND DOLLARS AND NO CENTS) and that Intercounty Judicial Sales

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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 \$120,423.93, 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 only the Defendants, AUGUSTINE RAILA, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0706626120, CITY OF CHICAGO, UNDER LIEN RECORDED AS DOCUMENT 0713026086, 814 RIDGEWAY CONDOMINIUM ASSOCIATION, and their possessions from the premises described as the following:

LOT 18 IN BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 814 North Ridgeway Avenue, Unit 103, Chicago, Illinois 60651

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. 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 FCDB SNPWL

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REO 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.

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:

\_\_\_\_\_  
J U D G E

Attorney No. 18837  
LAW OFFICES OF IRA T. NEVEL L.L.C.  
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 April 21, 2009

Signature: *Ma J. Neal*  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 21, day of April, 2009  
Notary Public Autumn Vargas

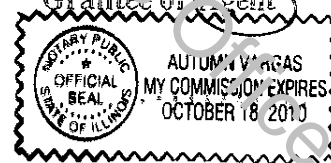


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 21, 2009

Signature: *Ma J. Neal*  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 21, day of April, 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.)