



Doc#: 0911329077 Fee: \$50.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/23/2009 03:21 PM Pg: 1 of 8

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 October 14, 2008 in Case No. 08 CH 8873 entitled Indymac vs. Petropoulos 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 Indymac Bank, FSB the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

SEE ATTACHED RIDER. P.I.N. 17-22-301-065-1118. Commonly known as 1620 S. Michigan Ave., Unit 714, Chicago, IL 60616.

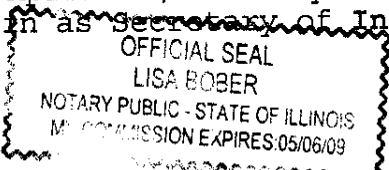
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this April 22, 2009.

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 22, 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 4/23/09 John J. Newell

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UNIT 7/14 AND P-94 IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS
DELIMITED BY A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:
PARCEL 1:

THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S
ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL
1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO
CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE,
25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE
SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH
LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID
LOT 3 TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID
LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH
LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK
COUNTY, ILLINOIS.

PARCEL 3:

ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE
SOUTH 50.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S
ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER
OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 28.15 FEET OF THE SOUTH 50.65 FEET OF LOT 5 IN
BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST
FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PARCEL 5:

LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE
SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PARCEL 6:

THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBDIVISION OF BLOCK
4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL
1/4 IF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE SOUTH 22 1/2 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S
ADDITION TO CHICAGO IN THE SOUTHWEST FACTIONAL 1/4 OF
SECTION 22 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT
30 IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S
DIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Return To:

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LAW OFFICES OF IRA T. NEVEL
Attorney No. 18837
175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 357-1128

Grantee 3. T&S:

Indyman Bank, FSB

155 N. Lake Avenue

Pasadena, CA 91101

Property of Cook County Clerk's Office

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

INDYMAC BANK, FSB, ASSIGNEE OF)
MORTGAGE ELECTRONIC REGISTRATION)
SYSTEMS, INC., AS NOMINEE FOR)
INDYMAC BANK, FSB,)

Plaintiff(s),)

vs.)

Case No. 08 CH 08873
Calendar No. 56

GUY V. PETROPOULOS, MORTGAGE)
ELECTRONIC REGISTRATION SYSTEMS,)
INC., UNDER MORTGAGE RECORDED AS)
DOCUMENT NUMBER 0624341098, 1620)
SOUTH MICHIGAN AVENUE 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 Single Family Residence, and was last inspected by the Plaintiff or its agents on January 22, 2009; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$213,956.00, (TWO HUNDRED THIRTEEN THOUSAND NINE HUNDRED FIFTY SIX DOLLARS AND NO CENTS) and that Intercounty Judicial Sales Corporation has retained therefrom for

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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 \$78,984.38, 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, GUY V. PETROPOULOS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0624341098, 1620 SOUTH MICHIGAN AVENUE CONDOMINIUM ASSOCIATION, and their possessions from the premises described as the following:

UNIT 714 AND P-94 IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:
PARCEL 1:

THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE, 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE

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SOUTH 50.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 28.15 FEET OF THE SOUTH 50.65 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBDIVISION OF BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 IF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE SOUTH 22 1/2 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FACTIONAL 1/4 OF SECTION 22 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT 30 IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1620 South Michigan Avenue Unit 714, Chicago, Illinois 60616

and place in possession Plaintiff, INDYMAC BANK F.S.B., 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

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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 INDYMAC BANK, F.S.B. 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:

ENTERED	
<small>Assoc. Judge Mathias William Delort-1950</small>	
APR 21 2009	
DOROTHY BROWN	CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL	DEPUTY CLERK

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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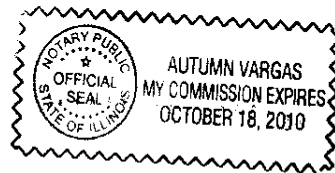
STATEMENT BY GRANTOR AND GRANTEE

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 23, _____, 2009

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 23, day of April, 2009
Notary Public Autumn Vargas

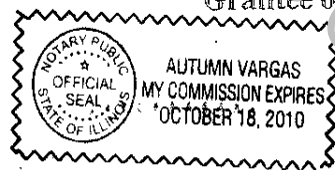


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 23, _____, 2009

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 23, 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.)