



JUDICIAL SALE DEED

Doc#: 0916829105 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/17/2009 04:47 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 October 21, 2008, in Case No. 08 CH 23981, entitled BANK OF AMERICA, N.A. vs. JOSEPH CHAHINE, 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 February 10,

2009, does hereby grant, transfer, and convey to **BANK OF AMERICA FUNDING CORPORATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

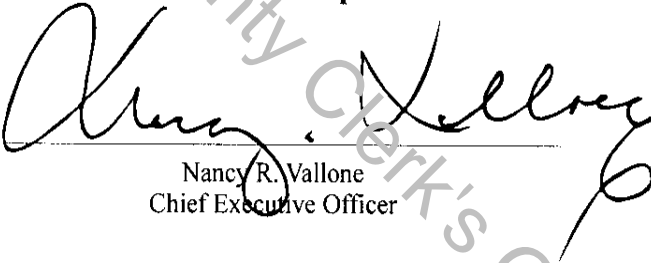
LOT 82 IN BRIARCLIFFE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 AND THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 12434 SOUTH THORNBERRY DRIVE, Lemont, IL 60439

Property Index No. 22-30-309-007

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


Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph L, Section 31-45

5

UNOFFICIAL COPY**Judicial Sale Deed**

of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

6/17/09
DateJohn J. 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:

BANK OF AMERICA FUNDING CORPORATION

475 Cross Point Parkway
Getzville, NY 14068

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

| | | |
|---------------------------------|---|----------------------|
| BANK OF AMERICA, N.A., |) | |
| Plaintiff(s), |) | |
| vs. |) | Case No. 08 CH 23981 |
| |) | Calendar No. 57 |
| JOSEPH CHAHINE, JINANE CHAHINE, |) | |
| Defendant(s). |) | |

ORDER CONFIRMING SALE

NOW COMES Nancy R. 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 finds that the subject property is improved by a Single Family Residence, and was last inspected by the Plaintiff or its agents on March 25, 2009; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$630,000.00, (SIX HUNDRED THIRTY THOUSAND DOLLARS AND NO 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 \$350.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$172,767.24 and an In-Rem Judgment is hereby entered.

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 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, JOSEPH CHAHINE, JINANE CHAHINE, and their possessions from the premises described as the

UNOFFICIAL COPY

following:

LOT 82 IN BRIARCLIFFE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 AND THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 12434 South Thornberry Drive, Lemont, Illinois 60439

and place in possession Plaintiff, BANK OF AMERICA N.A., 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.

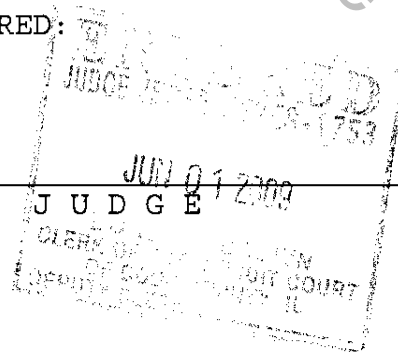
IT IS FURTHER ORDERED that The Judicial Sales Corporation be and is hereby ordered, that upon presentation by Plaintiff, or its Assignee, of the duly issued Certificate of Sale, that it immediately issue a Judicial Sales Deed for the subject premises, including any and all manufactured buildings located thereupon, 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 BANK OF AMERICA FUNDING 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.

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:



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

UNOFFICIAL COPY

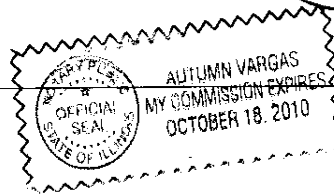
STATEMENT BY GRANTOR AND GRANTEE

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 June 17, 2009

Signature: She J. Neud
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 17, day of June, 2009
Notary Public Autumn Vargas

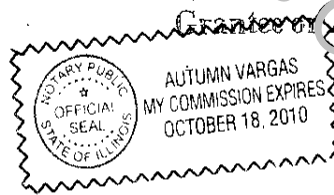


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 17, 2009

Signature: She J. Neud
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 17, day of June, 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.)