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JUDICIAL SALE DEED



Doc#: 0925405119 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/11/2009 12:42 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 March 3, 2009 in Case No. 08 CH 24590 entitled Wells Fargo vs. Jackson and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on June 4, 2009, does hereby grant transfer and convey to Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement dated as of November 1, 2004 Asset-Backed Pass-Through

Certificates Series 2004-WHQ2 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

THE NORTH 20 FEET OF LOT 43 (EXCEPT THAT PART THEREOF IN ANY, FALLING IN THE SOUTH 5 FEET OF SAID LOT) AND THE SOUTH 12 FEET OF LOT 44 IN BLOCK 31 IN WEST PULLMAN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 25-28-121-003. Commonly known as 12109 South Parnell Avenue, Chicago, Illinois 60628

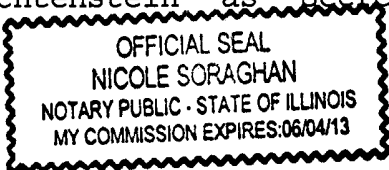
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this September 3, 2009.

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 September 3, 2009 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Nicole Soraghan
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: 9/10/09 John J. Newell
BUYER - SELLER OR AGENT

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Return To:

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

Grantee's Taxes:

Wells Fargo Bank, N.A.
1270 Northland Drive
Mendota Heights, MN 55120

Contact Info:

Homeq Servicing Corp.
4837 Watt Avenue
Suite 100
North Highlands, CA 95660

Attn: Ken Temoyan
(919) 858-3758

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, CHANCERY DIVISION

WELLS FARGO BANK, N.A., AS TRUSTEE)
 UNDER POOLING AND SERVICING)
 AGREEMENT DATED AS OF NOVEMBER 1,)
 2004 ASSET-BACKED PASS-THROUGH)
 CERTIFICATES, SERIES 2004-WHQ2,)
 ASSIGNEE OF ARGENT MORTGAGE COMPANY))
 L.L.C.,)

Plaintiff(s),)

vs.)

Case No. 08 CH 24590

Calendar No. 61

JEFFREY JACKSON A/K/A JEFFERY)
 JACKSON, MATRICIA JACKSON,)

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 May 14, 2009; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$101,975.73, (ONE HUNDRED ONE THOUSAND NINE HUNDRED SEVENTY FIVE DOLLARS AND SEVENTY THREE 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.

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The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$8,255.67, 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, JEFFREY JACKSON A/K/A JEFFERY JACKSON, MATRICIA JACKSON, and their possessions from the premises described as the following:

THE NORTH 20 FEET OF LOT 43 (EXCEPT THAT PART THEREOF IN ANY, FALLING IN THE SOUTH 5 FEET OF SAID LOT) AND THE SOUTH 12 FEET OF LOT 44 IN BLOCK 31 IN WEST PULLMAN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 12109 South Parnell Avenue, Chicago, Illinois 60628

and place in possession Plaintiff, WELLS FARGO BANK 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 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 WELLS FARGO BANK, N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2 hereunder is a transaction that is exempt from all

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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:

<p>ENTERED <small>Assoc. Judge Mathias William Delort-1950</small></p> <p>SEP 01 2009</p> <hr/> <p>J U D G E DOROTHY BROWN <small>CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL DEPUTY CLERK</small></p>

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

Property of Cook County Clerk's Office

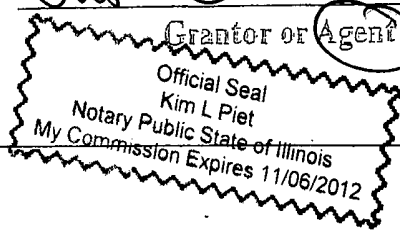
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STATEMENT BY GRANTOR AND GRANTEE

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 September 10, 2009

Signature: John J. Newell



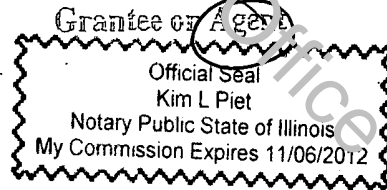
Subscribed and sworn to before me

By the said John J. Newell
This 9th day of September, 2009
Notary Public Kim Piet

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 September 10, 2009

Signature: John J. Newell



Subscribed and sworn to before me

By the said John J. Newell
This 9th day of September, 2009
Notary Public Kim Piet

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.)