

JUDICIAL SALE DEED



Doc#: 0928745133 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/14/2009 04:04 PM Pg: 1 of 5

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 November 13, 2008 in Case No. 08 CH 22668 entitled Saxon Mortgage vs. Kysely and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on July 15, 2009, does hereby grant, transfer and convey to **Federal National Mortgage Association, by Saxon Mortgage Services, Inc., as its attorney in fact** the

following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever: THE NORTH 40 FEET OF LOT 50 IN NORTH AVENUE HOME ACRES, BEING A SUBDIVISION OF THE EAST 56 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 12-34-303-050. Commonly known as 2065 North 18th Avenue, Melrose Park, IL 60160.

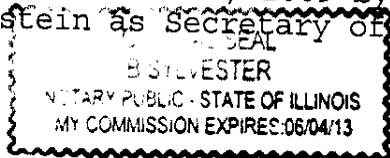
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this October 9, 2009.

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 October 9, 2009 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



B. Stevens
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:

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 (1)
OF THE PROPERTY TAX CODE.

DATE: 10/12/09 Shirley J. Newell
BUYER - SELLER OR AGENT

See Attached

Return To: **UNOFFICIAL COPY**

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

Grantee 3, Taxes:
Federal National Mortgage
P.O. Box 650043
Dallas, TX 75265

Contact Info:
Fannie Mae
One South wacker Drive
Suite 1400
Chicago, IL 60606
(312) 368-6200

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

SAXON MORTGAGE SERVICES, INC.,)
ASSIGNEE OF MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS, INC., AS)
NOMINEE FOR GE MONEY BANK,)
Plaintiff(s),)

vs.)

PAVEL KYSELY, MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS, INC., UNDER)
MORTGAGE RECORDED AS DOCUMENT)
NUMBER 0707911117,)
Defendant(s).)

Case No. 08 CH 22668
Calendar No. 59

JUDGE DAVID B. ATKINS

OCT 06 2009

Circuit Court - 1879

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 July 22, 2009; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$203,049.57, (TWO HUNDRED THREE THOUSAND FORTY NINE DOLLARS AND FIFTY SEVEN 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.

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 Intercounty Judicial Sales Corporation and the distribution by them of the proceeds of Sale and their Report of Sale and Distribution be and

UNOFFICIAL COPY

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, PAVEL KYSELY, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0707911117, and their possessions from the premises described as the following:

THE NORTH 40 FEET OF LOT 50 IN NORTH AVENUE HOME ACRES, BEING A SUBDIVISION OF THE EAST 56 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2065 North 18th Avenue, Melrose Park, Illinois 60160

and place in possession Plaintiff, SAXON MORTGAGE SERVICES INC., 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 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY SAXON MORTGAGE SERVICES INC., AS ITS ATTORNEY-IN-FACT 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:

JUDGE DAVID B. ATKINS

OCT 06 2009

J U D G E
Circuit Court - 1879

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 October 13, 2009

Signature: She J. Wuel
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 8th day of October, 2009
Notary Public Kim L. Piet



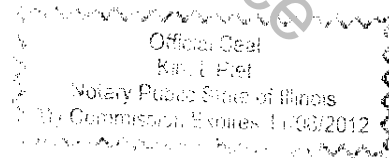
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 13, 2009

Signature: She J. Wuel
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 8th day of October, 2009
Notary Public Kim L. 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.)