



JUDICIAL SALE DEED

Doc#: 0934229073 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2009 03:30 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 April 16, 2009, in Case No. 06 CH 15588, entitled HARRIS, N.A. AS SUCCESSOR IN INTEREST TO VILLA PARK TRUST AND SAVINGS BANK vs. GEORGE J. MRAZEK, 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 July 17, 2009, does hereby grant, transfer, and convey to HARRIS, N.A. AS SUCCESSOR IN INTEREST TO VILLA PARK TRUST AND SAVINGS BANK the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 19 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF BLOCKS 66, 67 AND 68 (EXCEPT THE WEST 37 FEET THEREOF TAKEN FOR STREET) OF THAT PART OF CIRCUIT COURT PARTITION LYING IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3441 GUNDERSON AVENUE, Berwyn, IL 60402

Property Index No. 16-31-406-0011

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 30th day of November, 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  
30th day of November, 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 of the Real Estate Transfer Tax Law (35 ILCS 200/31-

**UNOFFICIAL COPY****Judicial Sale Deed**

45).

12/8/09  
DateHarris N.A. by Julie Egan attorney  
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:

HARRIS, N.A. AS SUCCESSOR IN INTEREST TO VILLA PARK TRUST AND SAVINGS BANK

Contact Name and Address:

Contact:

David Ramirez

Address:

3800 Golf Rd. #300Rolling Meadows IL 60008

Telephone:

847-434-2653

Mail To:

EHRENBERG & EGAN, LLC  
330 N. WABASH AVE., SUITE 2905  
Chicago, IL, 60611  
(312) 253-8640  
Att. No.  
File No.

**UNOFFICIAL COPY**

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

HARRIS, N.A. AS SUCCESSOR IN INTEREST TO VILLA  
 PARK TRUST AND SAVINGS BANK

Plaintiff,

-v.-

GEORGE J. MRAZEK, MARCIA L. MRAZEK, UNKNOWN  
 OWNERS AND NON-RECORD CLAIMANTS

Defendant

06 CH 15588

JUDGE DAVID B. ATKINS

NOV 04 2009

Circuit Court - 1879

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION

This cause comes to be heard on Plaintiff's motion for the entry of an Order Approving the Report of Sale and Distribution, confirming the sale of the premises, which are the subject of the matter captioned above and described as:

LOT 19 IN THE CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF BLOCKS 66, 67 AND 68 (EXCEPT THE WEST 37 FEET THEREOF TAKEN FOR STREET) OF THAT PART OF CIRCUIT COURT PARTITION LYING IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3441 GUNDERSON AVENUE, Berwyn, IL 60402

Property Index No. 16-31-406-0011.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises,  
 FINDS:

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "Sales Officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 5/15/09

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified, and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$100,634.97 with interest thereon as by statute provided, against the subject property

That any Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this

# UNOFFICIAL COPY

Order Approving Report of Sale

Order: and

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff a deed sufficient to convey title.

IT IS FURTHER ORDERED:

That the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701:

That the Sheriff of Cook County is directed to evict and dispossess GEORGE J. MRAZEK, MARCIA L. MRAZEK from the premises commonly known as 3441 GUNDERSON AVENUE, Berwyn, IL, 60402

The Sheriff cannot evict until 30 days after the entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

IT IS FURTHER ORDERED that the Deed to be issued 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 Deed issued hereunder without affixing any transfer stamps.

The Plaintiff will not pursue collection on the note.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: \_\_\_\_\_

ENTER:

JUDGE DAVID B. ATKINS

NOV 04 2009

Circuit Court - 1879

Judge

EHRENBERG & EGAN, LLC  
330 N. WABASH AVE., SUITE 2905  
Chicago, IL 60611  
(312) 253-8640

AttorneyCode.

Case Number: 06 CH 15588

Proprietor of Cook County Clerk's Office

# UNOFFICIAL COPY

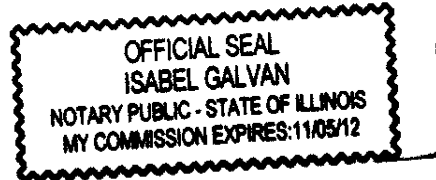
## STATEMENT BY GRANTOR AND GRANTEE

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 12/8, 2009

Signature: Harris N.A. by Julie Spear  
Grantor or Agent attorney

Subscribed and sworn to before me  
By the said Julie D. Egan  
This 8th day of December, 2009  
Notary Public Isabel Galvan

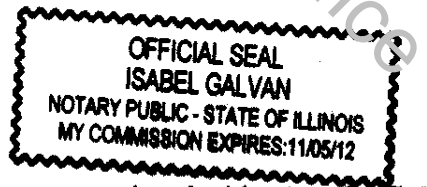


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/8, 2009

Signature: Harris N.A. by Julie Spear  
Grantee or Agent attorney

Subscribed and sworn to before me  
By the said Julie D. Egan  
This 8th day of December, 2009  
Notary Public Isabel Galvan



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.)