

# UNOFFICIAL COPY

## 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 January 22, 2009 in Case No. 08 CH 21823 entitled Indymac Bank vs. Mayfield and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 9, 2009, does hereby grant, transfer and convey to **Federal National Mortgage Association** the following described real estate situated in the County of Cook, State of Illinois, to

have and to hold forever: LOT 34 IN BLOCK 8 IN DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. P.I.N. 16-02-326-014 16-02-326-014. Commonly known as 825 North Harding Avenue, Chicago, IL 60651.

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 December 17, 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 December 17, 2009 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of **Intercounty Judicial Sales Corporation**.

OFFICIAL SEAL  
B SYLVESTER  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06/04/11

*B Sylvester*  
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: *12/22/09* *John J. Neid*  
BUYER - SELLER OR AGENT



Doc#: 0935831025 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/24/2009 09:58 AM Pg: 1 of 5

*See Attached*

Return To:

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

Grantee's Taxes:

Federal National Mortgage

P.O. Box 650043

Dallas, TX 75265

Contact Info:

Federal National

1 South Wacker Drive

Suite 1400

Chicago, IL 60606

(312) 368-6200

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 21823
	)	Calendar No. 56
TONYA L. MAYFIELD, CLARENCE MCGEE,	)	
CITY OF CHICAGO, UNDER LIEN	)	
RECORDED AS DOCUMENT NUMBER	)	
0734841095, 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 November 3, 2009; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$302,824.49, (THREE HUNDRED TWO THOUSAND EIGHT HUNDRED TWENTY FOUR DOLLARS AND FORTY NINE 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

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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, TONYA L. MAYFIELD, CLARENCE MCGEE, CITY OF CHICAGO, UNDER LIEN RECORDED AS DOCUMENT NUMBER 0734841095, and their possessions from the premises described as the following:

LOT 34 IN BLOCK 8 IN DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 825 North Harding Avenue, Chicago, Illinois 60651

and place in possession Plaintiff, INDYMAC BANK FSB, 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, upon presentation by the successful bidder, or its Assignee, of the duly issued Certificate of Sale, to immediately issue a Judicial Sales Deed for the subject premises to the successful bidder 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 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:

\_\_\_\_\_  
J U D G E

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

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## STATEMENT BY GRANTOR AND GRANTEE

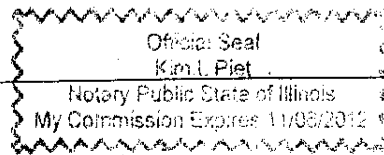
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 22, 2009

Signature: Sha J. Neul  
Grantor or Agent

Subscribed and sworn to before me

By the said Neul  
This 22nd day of December 2009  
Notary Public Kim L. Piet



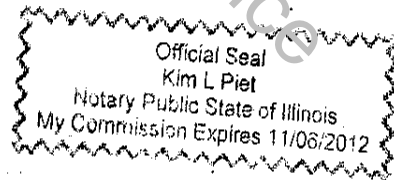
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 22, 2009

Signature: Sha J. Neul  
Grantee or Agent

Subscribed and sworn to before me

By the said Neul  
This 22nd day of December 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.)