

11 WC8060078  
11 08-03640-PT

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 1005455078 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/23/2010 03:18 PM Pg: 1 of 6

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 January 28, 2009, in Case No. 08 CH 32022, entitled U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE TO WACHOVIA BANK, N.A. POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004. ASSET-BACKED

PASS-THROUGH CERTIFICATES SERIES 2004-WWF1 vs. GARY HARN, 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 June 23, 2009, does hereby grant, transfer, and convey to U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A. POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF1 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

PREMIER TITLE

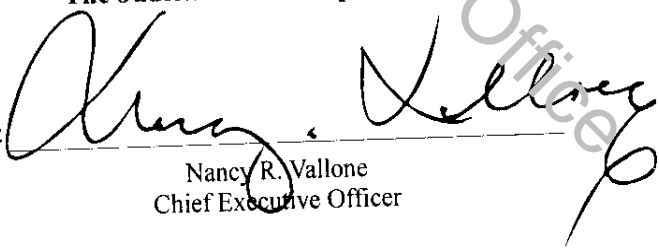
LOT 9 IN BLOCK 23 IN VILLAGE OF PARK FOREST FIRST ADDITION TO WESTWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, LYING SOUTH OF COMMONWEALTH EDISON COMPANY RIGHT OF WAY (PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS) AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, LYING SOUTH OF THE ELGIN JOLIET AND EASTERN RAILROAD RIGHT OF WAY ALSO PART OF SECTION 25, LYING SOUTH OF THE ELGIN, JOLIET EASTERN RAILROAD RIGHT OF WAY, ALL IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JULY 1, 1955, AS DOCUMENT NUMBER 16288372, IN COOK COUNTY, ILLINOIS.

Commonly known as 316 WINNEBAGO, Park Forest, IL 60466

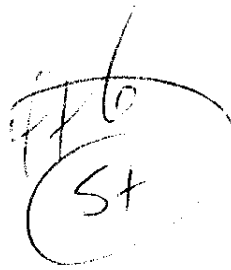
Property Index No. 31-26-402-009-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 18th day of January, 2010.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
Chief Executive Officer

No City/Village Municipal Exempt Stamp of Fee required per the attached Certified Court Order Approving Sales marked EXHIBIT A.

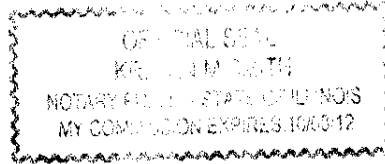


# UNOFFICIAL COPY

Judicial Sale Deed

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  
18th day of January, 2010



Kristin M. Smith  
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 3, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

02-05-2010 Date  
Mike Pall 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:  
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A.  
POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004. ASSET-BACKED PASS-THROUGH  
CERTIFICATES SERIES 2004-WWF1  
3176 Starview Blvd  
Ft. Mill, SC 29715  
Contact Name and Address:

Contact: Drew Hansen  
Address: Home Depot Dr  
Des Moines IA 50328  
Telephone: 514-214-9270

PREMIER TITLE COMPANY  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

Mail To:  
FREEDMAN, ANSELMO, LINDBERG & RAPPE, LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL, 60563  
(866) 402-8661  
Att. No. 26122  
File No. W08060078

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EXHIBIT A

08-03640-PT

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

U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR  
TRUSTEE TO WACHOVIA BANK, N.A. POOLING AND  
SERVICING AGREEMENT DATED AS OF NOVEMBER 1,  
2004. ASSET-BACKED PASS-THROUGH CERTIFICATES  
SERIES 2004-WWF1

Plaintiff,

-v.-

GARY HARN, PAULA HARN

Defendant

08 CH 32022

Calendar #64 JUDGE GRIFFIN

**ENTERED**  
JUDGE JOHN C. GRIFFIN-1981  
DECEMBER 17 2009  
JUN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

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

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 9 IN BLOCK 23 IN VILLAGE OF PARK FOREST FIRST ADDITION TO WESTWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, LYING SOUTH OF COMMONWEALTH EDISON COMPANY RIGHT OF WAY (PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS) AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, LYING SOUTH OF THE ELGIN JOLIET AND EASTERN RAILROAD RIGHT OF WAY ALSO PART OF SECTION 25, LYING SOUTH OF THE ELGIN, JOLIET EASTERN RAILROAD RIGHT OF WAY, ALL IN TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS. ON JULY 1, 1955, AS DOCUMENT NUMBER 16288372. IN COOK COUNTY, ILLINOIS.

Commonly known as 316 WINNEBAGO, Park Forest, IL 60466

Property Index No. 31-26-402-009-0000.

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 June 26, 2009

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

08-03640

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## Order Approving Report of Sale

and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$60,141.51 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 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 a deed sufficient to convey title.

### IT IS FURTHER ORDERED:

That upon request by 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 GARY HARN, PAULA HARN from the premises commonly known as 316 WINNEBAGO, Park Forest, IL, 60466

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.

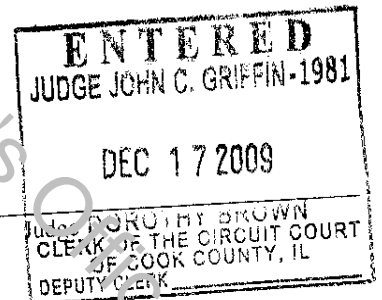
IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps.

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: \_\_\_\_\_



FREEDMAN, ANSELMO, LINDBERG & RAPPE, LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL 60563  
(866) 402-8661  
Attorney File No. W08060078  
Attorney ARDC No. 6275591  
AttorneyCode. 26122

Case Number: 08 CH 32022

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.  
*Dorothy Brown* 12/17/09  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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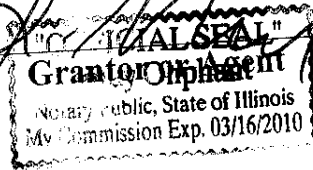
08-01254-PT  
3640 PC

## 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 2-15, 20 10

Signature: \_\_\_\_\_



Subscribed and sworn to before me

By the said \_\_\_\_\_

This 15, day of 2, 20 10

Notary Public Sindy Oliphant

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 2-15, 20 10

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_

This 15, day of 2, 20 10

Notary Public Sindy Oliphant

