

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 September 21, 2009 in Case No. 09 CH 4021 entitled Citimortgage vs. Gonzalez and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 8, 2010, does hereby grant, transfer and convey to The Secretary of Housing and Urban Development the following described real estate situated in the County of



Doc#: 1008931000 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/30/2010 09:36 AM Pg: 1 of 5

Cook, State of Illinois, to have and to hold forever: LOT 36 AND THE NORTH 1/2 OF LOT 35 IN BLOCK 36 IN CHICAGO HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 32-21-100-032. Commonly known as 1030 Emerald Avenue, Chicago Heights, Illinois 60411.

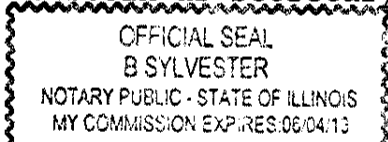
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this March 1, 2010.

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 March 1, 2010 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



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: see attached

4/28/10

# UNOFFICIAL COPY

*Return to:*

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

*Pay to:*

U. S. DEPT. OF HUD  
77 WEST JACKSON BOULEVARD  
CHICAGO, ILLINOIS 60604-3511  
*Dawn Schwentker*  
*630-261-7551*

EXEMPT FROM TAX UNDER 25 ILCS 200/31-45 (I)  
OF THE PROPERTY TAX CODE.

DATE: *3-29-10*

*[Signature]*  
~~BUYER - SELLER OR AGENT~~

# UNOFFICIAL COPY

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

CITIMORTGAGE, INC., ASSIGNEE OF	)	
MORTGAGE ELECTRONIC REGISTRATION	)	
SYSTEMS, INC., AS NOMINEE FOR	)	
CITIMORTGAGE, INC.,	)	
Plaintiff(s),	)	
vs.	)	Case No. 09 CH 04021
	)	Calendar No. 62
OMAR GONZALEZ, MARIA BRISENO,	)	
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 January 15, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$153,752.57, (ONE HUNDRED FIFTY THREE THOUSAND SEVEN HUNDRED FIFTY TWO 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, OMAR GONZALEZ, MARIA BRISENO, from the premises described as the following:

LOT 36 AND THE NORTH 1/2 OF LOT 35 IN BLOCK 36 IN CHICAGO HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1030 Emerald Avenue, Chicago Heights, Illinois 60411

and place in possession Plaintiff, CITIMORTGAGE INC. 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. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701(d).

IT IS FURTHER ORDERED that Intercounty Judicial Sales Corporation be and is hereby ordered, upon presentation by the successful bidder, of the duly issued Certificate of Sale, to immediately issue a Judicial Sales Deed for the subject premises to the successful bidder. 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.

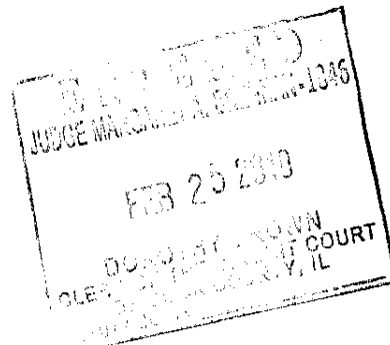
Plaintiff shall send a copy of this Order to the Defendants by regular mail within seven (7) days.

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

2



# 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 March 29, 20 10

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

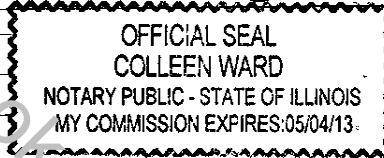
Grantor or Agent

Subscribed and sworn to before me

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

This 29 day of March, 20 10

Notary Public Colleen Ward



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 March 29, 20 10

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

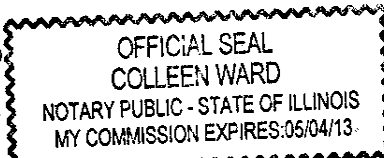
Grantee or Agent

Subscribed and sworn to before me

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

This 29 day of March, 20 10

Notary Public Colleen Ward



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.)