



JUDICIAL SALE DEED

Doc#: 1009829103 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/08/2010 03:09 PM Pg: 1 of 6

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 October 28, 2009 in Case No. 09 CH 9457 entitled Indymac vs. Villegas and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 29, 2010, 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 26 AND THE NORTH 11 1/2 FEET OF LOT 27 IN THE SUBDIVISION OF LOT 221 IN DR. WILLIAM PEPPER'S DOUGLAS PARK ADDITION TO CHICAGO IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 16-25-117-008 and 16-25-117-009. Commonly known as 2419 South Whipple Street, Chicago, IL 60623.

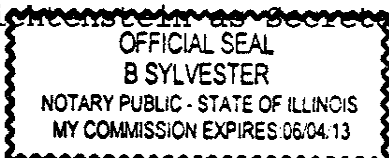
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this April 6, 2010.

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 April 6, 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

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 (1)
OF THE PROPERTY TAX CODE.
DATE: 4/7/10 BUYER - SELLER OR AGENT

UNOFFICIAL COPY

Return To:
LAW OFFICES OF IRA T. NEVEL
Attorney No. 18837
175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 367-1125

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

Property of Cook County Clerk's Office

Contact Info:
Fannie Mae c/o
Onwest Bank
One South wacker Drive
Suite #1400
Chicago, IL 60606
(312) 368-6200

UNOFFICIAL COPY

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

INDYMAC FEDERAL BANK, FSB, ASSIGNEE))	
OF MORTGAGE ELECTRONIC REGISTRATION))	
SYSTEMS, INC., AS NOMINEE FOR)	
COLUMBIA MORTGAGE AND FUNDING)	
CORPORATION,)	
Plaintiff(s),)	
vs.)	Case No. 09 CH 09457
)	Calendar No. 62
OFELIA VILLEGAS, CITY OF CHICAGO,)	
UNDER LIS PENDENS, RECORDED AS)	
DOCUMENT NUMBER 0812041031,)	
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 Two-Flat, and was last inspected by the Plaintiff or its agents on January 9, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$230,797.91, (TWO HUNDRED THIRTY THOUSAND SEVEN HUNDRED NINETY SEVEN DOLLARS AND NINETY ONE 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.

UNOFFICIAL COPY

Municipality may contact the below with concerns about the real property:

Holder of the Certificate of Sale: FANNIE MAE C/O INDYMAC BANK
 CONTACT: PETER POIDOMANI FANNIE MAE
 ADDRESS: ONE SOUTH WACKER DR. SUITE 1400
 CHICAGO, IL 60606
 TELEPHONE NUMBER: (312) 368-6200

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 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, OFELIA VILLEGAS, CITY OF CHICAGO, UNDER LIS PENDENS, RECORDED AS DOCUMENT NUMBER 0812041031, from the premises described as the following:

LOT 26 AND THE NORTH 11 1/2 FEET OF LOT 27 IN THE SUBDIVISION OF LOT 221 IN DR. WILLIAM PEPPER'S DOUGLAS PARK ADDITION TO CHICAGO IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2419 South Whipple Street, Chicago, Illinois 60623

and place in possession Plaintiff, INDYMAC FEDERAL BANK. 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

UNOFFICIAL COPY

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
8/2/10
Circuit Court-1210

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

Property of Cook County Clerk's Office

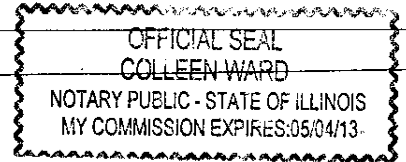
UNOFFICIAL COPY

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 April 7, 2010

Signature: [Signature]
Grantor or Agent



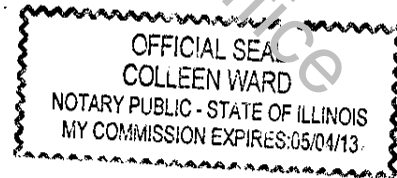
Subscribed and sworn to before me

By the said _____
This 7th day of April, 2010
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 April 7, 2010

Signature: [Signature]
Grantee or Agent



Subscribed and sworn to before me

By the said _____
This 7th day of April, 2010
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.)