

W09010120



JUDICIAL SALE DEED

Doc#: 1010449068 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/14/2010 12:22 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 September 24, 2009 in Case No. 09 CH 5418 entitled US Bank National Association as Trustee for the Structured Asset Investment Loan Trust 2005-7 vs. Edward H. Sliwo, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 6, 2010, does hereby grant, transfer and convey to US Bank National Association, as

Trustee for the Structured Asset Investment Loan Trust, 2005-7 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever: PARCEL 1: UNIT 101-A IN COVENTRY PLACE CONDOMINIUM BUILDING NUMBER 4 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 69 THROUGH 74, BOTH INCLUSIVE, TAKEN AS A TRACT, ALL IN MORRIS SUSON'S GOLF PARK TERRACE UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3138690 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. AND PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MAY 16, 1979 AND FILED DECEMBER 31, 1979 AS DOCUMENT LR3138686 AND RECORDED AS DOCUMENT 25299611 FOR INGRESS AND EGRESS.. P.I.N. 09-15-212-068-1001 Commonly known as 9581 Dee Road, Unit 1A, Des Plaines, IL 60016.

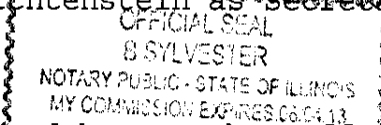
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this March 22, 2010.

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 22, 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 tax under 35 ILCS 200/31-45(1) Y/N, March 22, 2010. No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

RETURN TO: ADDRESS OF GRANTEE/MAIL TAX BILLS TO:

Freedman, Anselme, Lindberg & Rappo LLC  
1807 W. Diehl Rd., Suite 333  
Naperville, IL 60563

US Bank  
3470 Stateview Blvd  
Fort Mill, SC 29715

CONTACT  
DREW HENSEN  
1 HOME CAMPUS  
DES MOINES IA 50328  
44-214-9270

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

STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

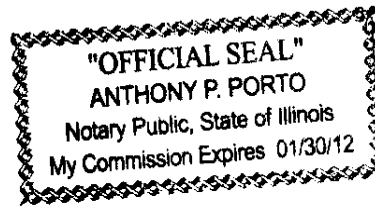
09-00578-PT

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 4-6, 2010

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 6 day of 4, 2010  
Notary Public [Signature]



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 4-6, 2010

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 6 day of 4, 2010  
Notary Public [Signature]

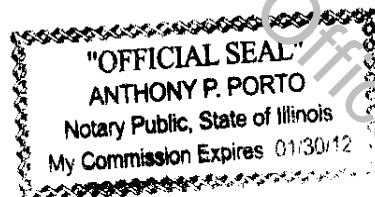


EXHIBIT A

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

09-00578-PT

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR )  
 THE STRUCTURED ASSET INVESTMENT LOAN TRUST )  
 2005-7; ) Plaintiff,) 09 CH 5418  
 vs. )  
 EDWARD H. SLIWO; MARINA SLIWO; THE COVENTRY )  
 PLACE HOMEOWNERS ASSOCIATION; COVENTRY PLACE )  
 CONDOMINIUM BUILDING NO. 4 ASSOCIATION; )  
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC )  
 CHASE HOME FINANCE, LLC; ) Defendants,)

Calendar 60

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,  
 CONFIRMING SALE, AND ORDER FOR 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 mortgaged real estate that is the subject of the matter captioned above and described as:

PARCEL 1: UNIT 101-A IN COVENTRY PLACE CONDOMINIUM BUILDING NUMBER 4 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 69 THROUGH 74, BOTH INCLUSIVE, TAKEN AS A TRACT, ALL IN MORRIS SUSON'S GOLF PARK TERRACE UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3138690 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. AND PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MAY 16, 1979 AND FILED DECEMBER 31, 1979 AS DOCUMENT LR3138686 AND RECORDED AS DOCUMENT 25299611 FOR INGRESS AND EGRESS. Commonly known as: 9581 Dee Road, Unit 1A, Des Plaines, IL 60016. PIN: 09-15-212-068 1001.

The real property that is the subject matter of this proceeding is a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act.

The real property was last inspected by movant or movant's agent on: January, 20, 2010

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

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

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

# UNOFFICIAL COPY

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and; That justice was done.

## IT IS THEREFORE ORDERED:

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling 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 advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment and that there shall be an IN REM deficiency judgment entered in the sum of (\$110,921.05), with interest thereon as provided by statute against the subject property;

That the Plaintiff will not pursue collection of the note;

That ~~any~~ Special Right to Redeem, ~~if applicable~~, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

## IT IS FURTHER ORDERED:

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Edward H. Sliwo, Marina Sliwo from the mortgaged real estate commonly known as 9581 Dee Road, Unit 1A, Des Plaines, IL 60016 without further Order of Court.

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

That the Deed to be issued to the successful bidder hereunder is a transaction that is exempt from all transfer taxes either state or local and the Cook County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Sale Deed issued hereunder without any exemption stamps.

That the Municipality or County may contact the below with concerns about the real property:

# UNOFFICIAL COPY

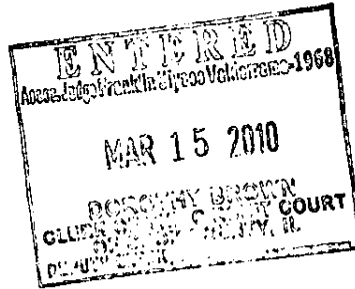
US Bank National Association as Trustee for the Structured Asset  
Investment Loan Trust 2005-7  
DREW HOHENSEE, 1 HOME CAMPUS  
DES MOINES, IA 50328  
414-214-9270

A copy of this order shall be mailed to the borrower(s) at his/her  
last known address within seven (7) days.

ENTER:

  
\_\_\_\_\_  
Judge

Dated: \_\_\_\_\_



Freedman Anselmo Lindberg & Rappe, LLC  
1807 West Diehl Road  
Suite 333  
Naperville, Illinois 60563-1890  
(630) 983-0770  
Jason Newman ARDC #6275591, Cook County #39765

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 3/31/10*

Dorothy Brown  
Clerk of the Circuit Court

