

08-04078-AT

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W08060169

JUDICIAL SALE DEED

Doc#: 1012055008 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.0
Cook County Recorder of Deeds
Date: 04/30/2010 11:21 AM Pg: 1 of 5

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 March 19, 2009 in Case No. 08 CH 31849 entitled Wells Fargo Bank, NA vs. Edith M. Ford, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on December 18, 2009, does hereby grant, transfer and convey to The Secretary of Housing and Urban Development the following described real estate situated in the

County of Cook, State of Illinois, to have and to hold forever: LOT 22 AND 23 IN BLOCK 4 IN W.F. KAISER'S AND COMPANY'S FAIRLAND SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 25-29-400-022 & 25-29-400-023 Commonly known as 12339 S. Racine Ave., Calumet Park, IL 60827.

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

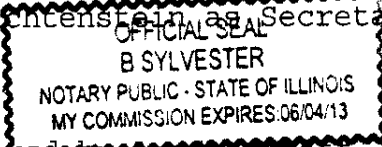
Nathan H. Lichtenstein

Andrew D. Schusteff

Secretary

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 tax under 35 ILCS 200/31-45(1) *Brett Stuber*, April 6, 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, Anselmo, Lindberg & Rappe LLC
1807 W. Diehl Rd., Suite 333
Naperville, IL 60563

The S.H.U.D.
3476 Stateview Blvd
Fort Mill SC. 29715

Harrington, Moran, & Barksdale, Inc
330 Main Street
Hartford, CT 06104
(860) 244-2783

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

PREMIER TITLE

5

STATEMENT BY GRANTEE AND GRANTEE

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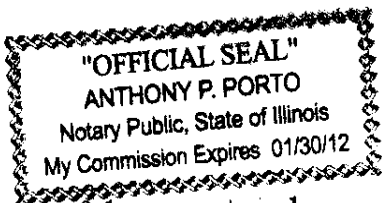
08-04078-PT

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 4/16, 2010

Signature: *Ashley Toeh*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 16, day of 4, 2010
Notary Public *LA*



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 4/16, 2010

Signature: *Ashley Toeh*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 16, day of 4, 2010
Notary Public *LA*

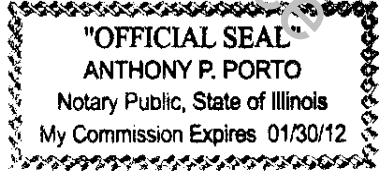


EXHIBIT A

UNOFFICIAL COPY
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
W08060169 08-04078-PT

WELLS FARGO BANK, NA;)
)
) Plaintiff,) 08 CH 31849
 vs.)
)
 EDITH M. FORD;)
)
) Defendants,)

Calendar 59

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:

LOT 22 AND 23 IN BLOCK 4 IN W.F. KAISER'S AND COMPANY'S FAIRLAND SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 12339 S. Racine Ave., Calumet Park, IL 60827. PIN: 25-29-400-022 & 25-29-400-023.

The real property that is the subject matter of this proceeding is a single family residence.

The real property was last inspected by movant or movant's agent on: December, 25, 2009

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;

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

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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; 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 Edith M. Ford from the mortgaged real estate commonly known as 12339 S. Racine Ave., Calumet Park, IL 60827 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.

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

ENTER:

JUDGE DAVID B. ATKINS
MAR 10 2010
Circuit Court - 1879

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

Drew Hohensee
1 Home Campus
Des Moines, IA 50328
414-214-9270

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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. 3/

Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

