



Doc#: 1012329075 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2010 03:20 PM Pg: 1 of 6

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 November 10, 2009 in Case No. 09 CH 8299 entitled Onewest vs. Orozco and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on February 11, 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: PARCEL 1: UNIT NO. 1 IN 2303 W. WASHINGTON CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOTS 1 AND 3, AND ALL OF LOT 2 IN C. FOLLANSBEE'S SUBDIVISION OF BLOCK 57 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 22, 2006 AS DOCUMENT NO. 0605339001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO. P.I.N. 17-07-324-050-1001 Commonly known as 2303 West Washington Boulevard, Unit 1, Chicago, Illinois 60612.

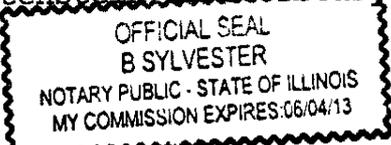
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this April 29, 2010.

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 29, 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: 4/30/10 John J. [Signature]
BUYER - SELLER OR AGENT

Return To: **UNOFFICIAL COPY**

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

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

Contact Info:

Fannie Mae
One South Wacker Drive
Suite #1400
Chicago, IL 60606
(312) 368-6200

Property of Cook County Clerk's Office

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

ONEWEST BANK, FSB, SUCCESSOR IN)
 INTEREST TO INDYMAC FEDERAL BANK,)
 FSB, ASSIGNEE OF MORTGAGE)
 ELECTRONIC REGISTRATION SYSTEMS,)
 INC., AS NOMINEE FOR INDYMAC BANK,)
 FSB,)
)
 Plaintiff(s),)
)
 vs.)
)
 VANESSA OROZCO, JULIAN BREGU, 2303)
 WEST WASHINGTON BOULEVARD)
 CONDOMINIUM ASSOCIATION, NONRECORD)
 CLAIMANTS, UNKNOWN TENANTS AND)
 UNKNOWN OWNERS,)
)
 Defendant(s).)

Case No. 09 CH 08299
 Calendar No. 61

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 Multi-Family Residence, and was last inspected by the Plaintiff or its agents on January 21, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$288,404.47, (TWO HUNDRED EIGHTY EIGHT THOUSAND FOUR HUNDRED FOUR DOLLARS AND FORTY SEVEN CENTS) and that Intercounty Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said

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Judgment, the sum of \$300.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$75,012.53.

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

Holder of the Certificate of Sale: FANNIE MAE C/O ONEWEST 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, VANESSA OROZCO, JULIAN BREGU, 2303 WEST WASHINGTON BOULEVARD CONDOMINIUM ASSOCIATION,, from the premises described as the following:

PARCEL 1:

UNIT NO. 1 IN 2303 W. WASHINGTON CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOTS 1 AND 3, AND ALL OF LOT 2 IN C. FOLLANSBEE'S SUBDIVISION OF BLOCK 57 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 22, 2006 AS DOCUMENT NO. 0605339001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

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Common Address: 2303 W. Washington Boulevard, Unit 1,
Chicago, Illinois 60612

and place in possession Plaintiff, ONEWEST BANK FSB. 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 Defendants have thirty (30) days from the entry of this Order to redeem the Mortgage pursuant to 735 ILCS 5/15-1604.

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

This Order shall not be a basis for a suit on the Note.

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

ENTERED:

J U D G E
 MAR 27 2010

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

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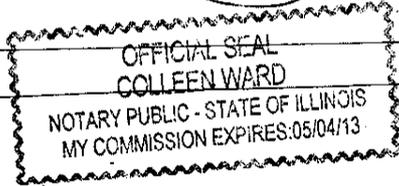
STATEMENT BY GRANTOR AND GRANTEE

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 30, 2010

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 30 day of April, 2010
Notary Public [Signature]

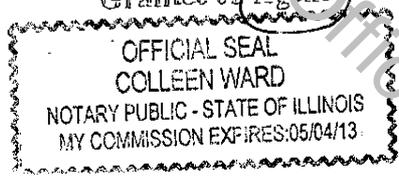


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 30, 2010

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 30 day of April, 2010
Notary Public [Signature]



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.)