

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 December 9, 2009 in Case No. 09 CH 16483 entitled Onewest vs. Weeden and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on March 12, 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



Doc#: 1014531076 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/25/2010 02:57 PM Pg: 1 of 6

have and to hold forever: LOT 46 AND THE NORTH 1/2 OF LOT 45 IN BLOCK 54 IN HILL'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 21-31-318-003. Commonly known as 8505 South Essex Avenue, Chicago, Illinois 60617.

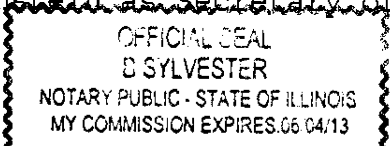
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its secretary, this May 18, 2010.

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 May 18, 2010 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



D 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: 5/24/10 John J. Weid  
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) 367-1125

Grantor's Taxes:

Federal National Mortgage

P.O. Box 650043

Dallas, TX 75265

Contact Info:

Fannie Mae

One South wacker

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 AEGIS )  
WHOLESALE CORPORATION, )

Plaintiff(s), )

vs. )

Case No. 09 CH 16483

Calendar No. 60

JOHN R. WEEDEN, SHIRLEY M. WEEDEN, )

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 February 22, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$90,279.67, (NINETY THOUSAND TWO HUNDRED SEVENTY NINE DOLLARS AND SIXTY 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.

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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.

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, JOHN R. WEEDEN, SHIRLEY M. WEEDEN, from the premises described as the following:

LOT 46 AND THE NORTH 1/2 OF LOT 45 IN BLOCK 54 IN HILL'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 8505 South Essex Avenue, Chicago, Illinois 60617

and place in possession Plaintiff, ONEWEST 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

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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:

<b>ENTERED</b> <small>Assoc. Judge Franklin Ulyses Valderrama-1968</small>  MAY 12 2010  J U D G E DOROTHY BROWN CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL DEPUTY CLERK
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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

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## STATEMENT BY GRANTOR AND GRANTEE

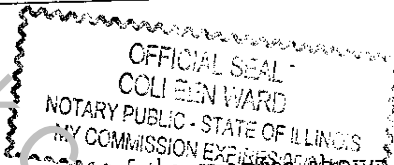
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 24, 2010

Signature: John J. Neul  
Grantor or Agent

Subscribed and sworn to before me

By the Notary Public  
This 24 day of May, 2010  
Colleen Ward



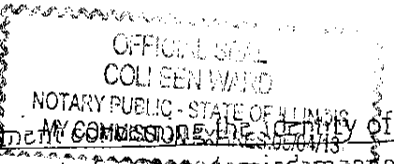
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 24, 2010

Signature: John J. Neul  
Grantee or Agent

Subscribed and sworn to before me

By the Notary Public  
This 24 day of May, 2010  
Colleen Ward



Note: Any person who knowingly submits a false statement on 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.)