



Doc#: 1015229075 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/01/2010 02:42 PM Pg: 1 of 6

JUDICIAL SALE DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on December 8, 2009, in Case No. 09 CH 08805, entitled ONEWEST BANK, FSB, SUCCESSOR IN INTEREST TO INDYMAC FEDEAL BANK, FSB, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR

SIERRA PACIFIC MORTGAGE COMPANY, INC. vs. LOUISE SEWELL, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on March 9, 2010, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

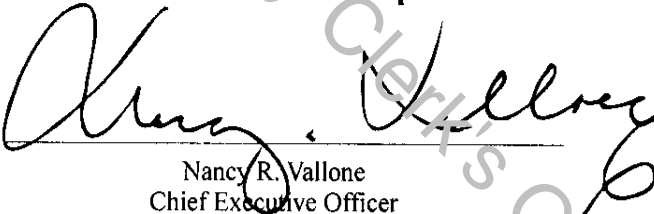
LOT 4 IN MARISA MAJKA'S SUBDIVISION OF LOTS 63 TO 66 (EXCEPT THE WEST 230 FEET THEREOF) IN BARTLETT'S GREEN FIELDS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26 AND THAT PART LYING SOUTH AND EAST OF THE JOLIET RAILROAD OF THE WEST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7420 SOUTH 88TH AVENUE A/K/A 7420 CORK AVENUE, Justice, IL 60458

Property Index No. 18-27-206-035

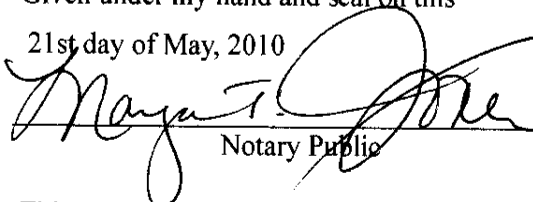
Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 21st day of May, 2010.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
Chief Executive Officer

State of IL, County of COOK ss, I, Maya T. Jones, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Chief Executive Officer he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this  
21st day of May, 2010

  
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

**UNOFFICIAL COPY****Judicial Sale Deed**

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5/28/10  
Date

Ira J. Nevel  
Buyer, Seller or Representative

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**

One South Wacker Drive, 24th Floor

Chicago, Illinois 60606-4650

(312)236-SALE

Grantee's Name and Address and mail tax bills to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment

P.O. Box 650043

Dallas, TX 75265

Contact Name and Address:

Contact:

Fannie mae c/o Firstwest Bank

Address:

One South Wacker Drive, Suite #1400

Chicago, IL 60606

Telephone:

(312) 368-6200

Mail To:

LAW OFFICES OF IRA T. NEVEL

175 N. Franklin Street, Suite 201

CHICAGO, IL, 60606

(312) 357-1125

Att. No. 18837

File No.

# UNOFFICIAL COPY

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 SIERRA PACIFIC )  
MORTGAGE COMPANY, INC., )

Plaintiff(s), )

vs. )

Case No. 09 CH 08805  
Calendar No. 63

LOUISE SEWELL, RALPH T. SEWELL, )  
NONRECORD CLAIMANTS, UNKNOWN )  
TENANTS AND UNKNOWN OWNERS, )

Defendant(s). )

### ORDER CONFIRMING SALE

NOW COMES Nancy Vallone, Supervisor of Sales of The 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 The 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 further finds that the subject property is improved by a Single Family Residence, and was last inspected by the Plaintiff or its agents on February 24, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$334,039.28, (THREE HUNDRED THIRTY FOUR THOUSAND THIRTY NINE DOLLARS AND TWENTY EIGHT CENTS) and that The Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$350.00.

The Court further finds that under said Judgment, there

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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 The 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, LOUISE SEWELL, RALPH T. SEWELL, from the premises described as the following:

LOT 4 IN MARISA MAJKA'S SUBDIVISION OF LOTS 63 TO 66 (EXCEPT THE WEST 230 FEET THEREOF) IN BARTLETT'S GREEN FIELDS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26 AND THAT PART LYING SOUTH AND EAST OF THE JOLIE RAILROAD OF THE WEST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 7420 South 88th Avenue, Justice, Illinois 60458 A/K/A 7420 Cork Avenue, Justice, Illinois 60458

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 The 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

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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 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

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

**ENTERED**  
ASSOC. JUDGE SHELIA KING DEVANE-1951  
  
MAY 19 2010  
  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

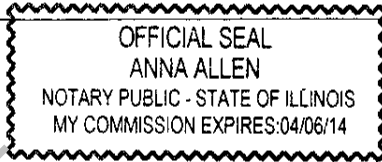
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 28, 2010

Signature: *Anna J. Weel*  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 28 day of May, 2010  
Notary Public *Anna J. Weel*



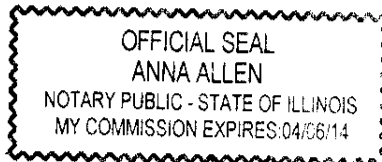
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 28, 2010

Signature: *Anna J. Weel*  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 28 day of May, 2010  
Notary Public *Anna J. Weel*



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.)