

X09030011  
09-01558-SX

UNOFFICIAL COPY

JUDICIAL SALE DEED



Doc#: 1015449005 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/03/2010 09:39 AM Pg: 1 of 6

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 September 10, 2009, in Case No. 09 CH 15089, entitled FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. ANNE W. COUPE, 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 December 11, 2009, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 63 IN BLOCK 1 IN TENINGA AND COMPANY'S FOURTH IVANHOE MANOR, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 14145 SOUTH CALUMET AVENUE, Dolton, IL 60419

Property Index No. 29-03-112-032-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 11th day of May, 2010.

The Judicial Sales Corporation

By:

*Nancy R. Vallone*  
Nancy R. Vallone  
Chief Executive Officer

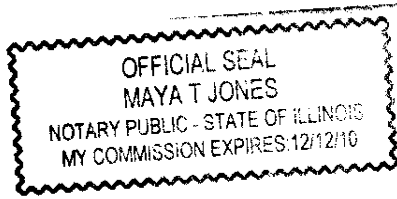
PREMIER TITLE

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

11th day of May, 2010

*Maya T. Jones*  
Notary Public



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

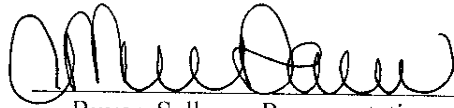
Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

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Judicial Sale Deed

5/21/10

Date



Buyer, Seller or Representative

No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked EXHIBIT A.

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

4708 Mercantile Drive, N  
Fort Worth, TX 76137

Contact Name and Address:

Contact:

Cara Usrey

Address:

4708 Mercantile Drive

Fort Worth, TX 76137

Telephone:

(682) 647-4310

Mail To:

FREEDMAN, ANSELMO, LINDBERG &amp; RAPPE, LLC

1807 W. DIEHL ROAD, SUITE 333

NAPERVILLE, IL, 60563

(866) 402-8661

Att. No. 26122

File No. X09030011

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

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## EXHIBIT A

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

09-01558-SX

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Plaintiff,

-v.-

ANNE W. COUPE,

Defendant

09 CH 15089

Calendar #60 JUDGE VALDERRAMA

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF 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 premises, which are the subject of the matter captioned above and described as:

LOT 63 IN BLOCK 1 IN TENINGA AND COMPANY'S FOURTH IVANHOE MANOR, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 14145 SOUTH CALUMET AVENUE, Dolton, IL 60419

Property Index No. 29-03-112-032-0000.

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

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

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

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on December 16, 2009

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales 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 fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder a deed sufficient to convey title.

# UNOFFICIAL COPY

## Order Approving Report of Sale

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

Grantee or Mortgagee:

Contact: CARA USREY  
Address: 4708 MERCANTILE DRIVE  
FORT WORTH, TX 76137  
Telephone Number: (682) 647-4366

**IT IS FURTHER ORDERED:**

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 701;

That the Sheriff of Cook County is directed to evict and dispossess ANNE W. COUPE, from the premises commonly known as 14145 SOUTH CALUMET AVENUE, Dolton, IL, 60419

The Sheriff cannot evict until 30 days after the entry of this order.

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

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 Deed issued hereunder without affixing any transfer stamps.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: \_\_\_\_\_

ENTERED

**ENTERED**  
Assoc. Judge Franklin Ilyssa Valderama-1968  
Judge  
MAY 07 2010  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

FREEDMAN, ANSELMO, LINDBERG & RAPPE, LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL 60563  
(866) 402-8661  
Attorney File No. X09030011  
Attorney ARDC No. 6275591  
AttorneyCode. 26122

Case Number: 09 CH 15089

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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.

*Dorothy Brown* 1/2/10

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



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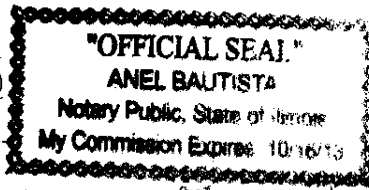
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 5/25, 2010

Signature: *Annel Bautista*  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 25 day of 5, 2010  
Notary Public *Annel Bautista*



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 5/25, 2010

Signature: *Annel Bautista*  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 25 day of 5, 2010  
Notary Public *Annel Bautista*

