

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 24, 2009 in Case No. 09 CH 15805 entitled Citimortgage vs. Munoz and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on February 25, 2010, does hereby grant, transfer and convey to Citimortgage, Inc. the following described real estate situated in the County of Cook, State of Illinois, to have and to



Doc#: 1016931003 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/18/2010 09:27 AM Pg: 1 of 6

hold forever: THE SOUTH 40 FEET OF THE NORTH 220.50 FEET OF LOT 49 IN E.A. CUMMINGS AND COMPANY'S GARDEN HOME ADDITION BEING A SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 SOUTH OF INDIAN BOUNDARY LINE AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF INDIAN BOUNDARY LINE AND NORTH OF BUTTERFIELD ROAD, SECTION 8, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N.: 15-08-304-024. Commonly known as 438 South 52nd Avenue, Bellwood, Illinois 60104.

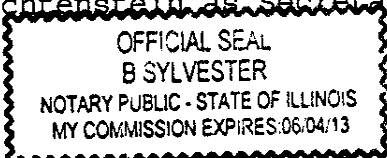
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this June 11, 2010.

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 June 11, 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:

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 (1)
OF THE PROPERTY TAX CODE.

See Attached

DATE: 6/15/10 John J. Neel
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

Grantec 3 Taxes:

CitiMortgage, Inc.

5280 Corporate Drive

Frederick, MD 21703

Property of Cook County Clerk's Office

Contact Info:

CitiMortgage, Inc.

5280 Corporate Drive

Frederick, MD 21703

(636) 261-7551

Dawn Schwentker

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Exhibit A

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, CHANCERY DIVISION

CITIMORTGAGE, INC., ASSIGNEE OF)
MORTGAGE ELECTRONIC REGISTRATION)
SYSTEMS, INC., AS NOMINEE FOR)
ACCREDITED HOME LENDERS, INC.,)

Plaintiff(s),)

vs.)

Case No. 09 CH 15805
Calendar No. 56

RAFAEL MUNOZ, VIANEY CANTU,)
MORTGAGE ELECTRONIC REGISTRATION)
SYSTEMS, INC., UNDER MORTGAGE)
RECORDED AS DOCUMENT NUMBER)
0615926088,)

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 March 31, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$74,240.00, (SEVENTY FOUR THOUSAND TWO HUNDRED FORTY DOLLARS AND NO 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 a deficiency balance in the sum of \$100,232.17.

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

Holder of the Certificate of Sale: PLAINTIFF C/O CITIMORTGAGE INC
 CONTACT: DAWN SCHWENTKER
 ADDRESS: 5280 CORPORATE DRIVE
 FREDRICK, MARYLAND 21703
 TELEPHONE NUMBER: (636)261-7551

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, RAFAEL MUNOZ, VIANEY CANTU, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0615926088, from the premises described as the following:

THE SOUTH 40 FEET OF THE NORTH 220.50 FEET OF LOT 49 IN E.A. CUMMINGS AND COMPANY'S GARDEN HOME ADDITION BEING A SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 SOUTH OF INDIAN BOUNDARY LINE AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF INDIAN BOUNDARY LINE AND NORTH OF BUTTERFIELD ROAD, SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 438 South 52nd Avenue, Bellwood, Illinois 60104

and place in possession Plaintiff, CITIMORTGAGE INC. 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.

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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:

MAR 01 2010
10:55

J U D G E

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

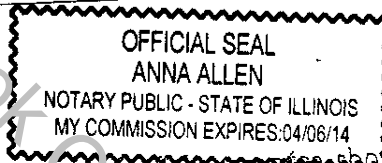
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 15, 2010

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said
This 15th day of June, 2010
Notary Public [Signature]



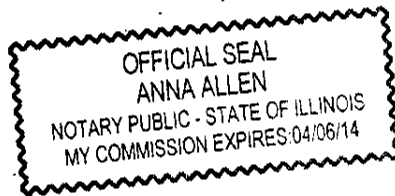
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 15, 2010

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said
This 15th day of June, 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.)