



10182310560

Doc#: 1018231056 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/01/2010 12:53 PM Pg: 1 of 4

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 18, 2009 in Case No. 09 CH 26347 entitled Harris N.A. vs. Serafin Sanchez, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 13, 2010, does hereby grant, transfer and convey to HARRIS N.A. the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever: LOTS 36 AND 37 IN BLOCK 3 IN WACHTER SUBDIVISION OF BLOCKS 3 TO 6, 11 AND 12 IN NICKELSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 19-06-205-035-0000 & 19-06-205-036 Commonly known as 3928 South Gunderson Avenue, Berwyn, IL 60402.

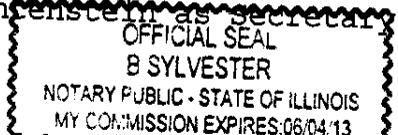
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this June 11, 2010.

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 Andrew D. Schusteff, 130 W. Madison St. Chicago, IL 60602.

Exempt under 35 ILCS 200/31-45(1)

Harris N.A. by Julie Sza attorney in fact
June 11, 2010

RETURN TO:
Isabel Eshvan
Ehrenberg + Egan, LLC
330 N. Wabash, Suite 2905
Chicago, IL 60611
(312) 253-8640

ADDRESS OF GRANTEE/MAIL TAX BILLS TO:
Harris N.A
c/o Robert Paleczny, JP
3800 Golf Rd., Suite 300
Rolling Meadows, IL 60008
(847) 434-2655

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(Rev. 01/03/10)

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

HARRIS N.A.,)	
)	Plaintiff,
)	09 CH 26347
vs.)	
SERAFIN SANCHEZ; ROSARIO SANCHEZ; UNKNOWN)	
OWNERS AND NON-RECORD CLAIMANTS,)	Defendants,

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE, AND ORDER FOR 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 mortgaged real estate that is the subject of the matter captioned above and described as:

LOTS 36 AND 37 IN BLOCK 3 IN WACHTER SUBDIVISION OF BLOCKS 3 TO 6, 11 AND 12 IN NICKELSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 3928 South Gunderson Avenue, Berwyn, IL 60402. PIN: 19-06-205-035-0000 & 19-06-205-036.

The real property that is the subject matter of this proceeding is a single family residence.

The real property was last inspected by movant or movant's agent on: 4/9/10.

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

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

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

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and; That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling 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 advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment and that the Plaintiff will not pursue collection of the note;

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That there shall be an IN REM deficiency judgment entered in the sum of *(\$259,008.62), with interest thereon as provided by statute against the subject property and that any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

IT IS FURTHER ORDERED:

That the Deed to be issued to the successful bidder hereunder is a transaction that is exempt from all transfer taxes either state or local and the Cook County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Sale Deed issued hereunder without any exemption stamps;

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Serafin Sanchez, Rosario Sanchez from the mortgaged real estate commonly known as 3928 South Gunderson Avenue, Berwyn, IL 60402 without further Order of Court;

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

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

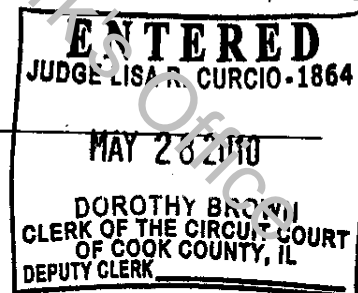
Harris N.A. Affection Robert Paleczny, 3800 Golf Rd, Suite 300 Rolling Meadows, IL 60008; 847-434-2655.

A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

Dated: _____

Judge _____



Ehrenberg & Egan, LLC
 330 North Wabash Avenue
 Suite 2905
 Chicago, Illinois 60611
 (312) 253-8640

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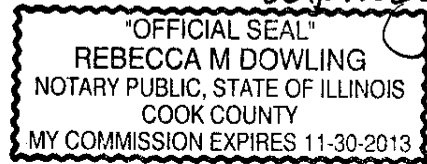
STATEMENT BY GRANTOR AND GRANTEE

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 6/30, 2010

Signature: Harro N.A. by Julie D. Egan
Grantor or Agent
attorney in fact

Subscribed and sworn to before me
By the said Julie D. Egan
This 30 day of JUNE, 2010
Notary Public Rebecca Dowling

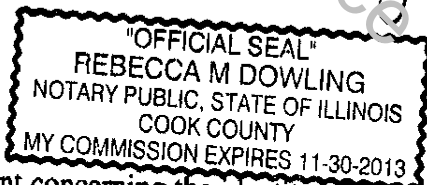


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 6/30, 2010

Signature: Harro N.A. by Julie D. Egan
Grantee or Agent
attorney in fact

Subscribed and sworn to before me
By the said Julie D. Egan
This 30 day of JUNE, 2010
Notary Public Rebecca Dowling



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.)