

UNOFFICIAL COPY

JUDICIAL SALE DEED



Doc#: 1018331054 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/02/2010 02:43 PM 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 January 7, 2010, in Case No. 09 CH 27582, entitled STATE FARM BANK, FSB vs. JORGE SANTOS, 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 April 8, 2010,

does hereby grant, transfer, and convey to **STATE FARM BANK, FSB** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 38 (EXCEPT THE WEST 5 FEET AND THE EAST 5 FEET THEREOF) IN BLOCK 4 IN BEVERLY LAWN, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

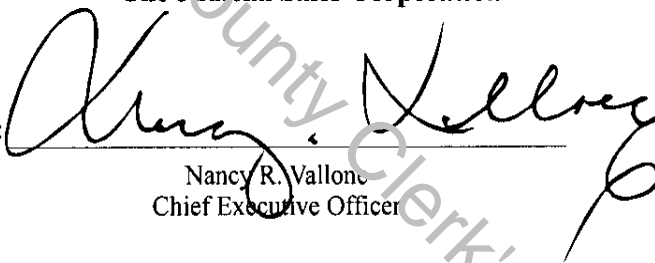
Commonly known as 4332 WEST 100TH STREET, Oak Lawn, IL 60453

Property Index No. 24-10-422-029

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 1st day of July, 2010.

The Judicial Sales Corporation

By:


Nancy R. Vallone
Chief Executive Officer

State of IL, County of COOK ss, I, Kristin M. Smith, 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

1st day of July, 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.

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

UNOFFICIAL COPY**Judicial Sale Deed**7/2/10
DateIra 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:

STATE FARM BANK, FSB
 1270 Northland Drive
 Suite #200
 Mendota Heights, MN 55120

Contact Name and Address:

Contact:

Cenlar

Address:

425 Phillips Blvd

Ewing, NJ 08618

Telephone:

(609) 883-3900

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.

County Clerk's Office

UNOFFICIAL COPY *Exhibit A*

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

| | | |
|-------------------------------|---|----------------------|
| STATE FARM BANK, FSB, |) | |
| |) | |
| Plaintiff(s), |) | |
| |) | |
| vs. |) | Case No. 09 CH 27582 |
| |) | Calendar No. 63 |
| JORGE SANTOS, DAMARIS SANTOS, |) | |
| NONRECORD CLAIMANTS, UNKNOWN |) | |
| TENANTS AND UNKNOWN OWNERS, |) | |
| |) | |
| Defendant(s). |) | |

ORDER CONFIRMING SALE

NOW COMES Nancy Vailone, 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 March 17, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$137,234.08, (ONE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED THIRTY FOUR DOLLARS AND 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 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

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real property:

Holder of the Certificate of Sale: PLAINTIFF C/O CENLAR
 CONTACT: MATT FEENEY
 ADDRESS: 425 PHILLIPS BLVD
 EWING, NJ 08618
 TELEPHONE NUMBER: (609)883-3900
 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, JORGE SANTOS, DAMARIS SANTOS, from the premises described as the following:

LOT 38 (EXCEPT THE WEST 5 FEET AND THE EAST 5 FEET THEREOF) IN BLOCK 4 IN BEVERLY LAWN, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 4332 West 100th Street, Oak Lawn, Illinois 60453

and place in possession Plaintiff, STATE FARM 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 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.

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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 IRA T. NEVEL, LLC
175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 357-1125

ENTERED
JUDGE THOMAS R. BURZYLA 1941
JUN 10 2010
DOROTHY J. BURZYLA
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY
DEPUTY CLERK

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

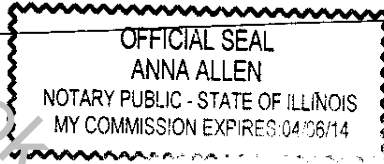
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 July 2, 20 10

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 2nd day of June, 20 10
Notary Public [Signature]



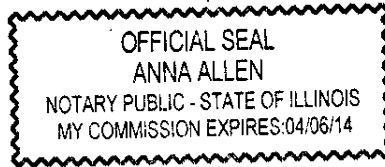
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 2, 20 10

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 2nd day of June, 20 10
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.)