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JUDICIAL SALE DEED



Doc#: 1018722116 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2010 03:20 PM Pg: 1 of 6

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 December 22, 2009 in Case No. 08 CH 22391 entitled Deutsche Bank vs. Dixon and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on March 25, 2010, does hereby grant, transfer and convey to CITY PROPERTY HOLDINGS INC. F/K/A LIQUIDATION PROPERTIES INC. the following described real estate situated in the County of Cook, State of

ILLINOIS, to have and to hold forever LOT 7 IN BLOCK 1 IN SAUK TRAIL ESTATES SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EASTERLY OF THE RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY, LYING SOUTH OF A STRAIGHT LINE FROM A POINT 150 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 26, AND A POINT IN THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 26, WHICH 2947 FEET NORTH OF THE SOUTH 1/4 CORNER OF SAID SECTION 26, (EXCEPTING THEREFROM THE WEST 7 FEET OF THE 503 FEET THEREOF, THE NORTH 436 FEET OF THE SOUTH 503 FEET OF THE EAST 300 FEET OF THE WEST 307 FEET THEREOF; THE SOUTH 29 FEET OF THE EAST 143 FEET OF THE WEST 450 FEET THEREOF; THENCE SOUTH 67 FEET OF THE EAST 7 FEET OF THE WEST 107 FEET THEREOF), IN COOK COUNTY, ILLINOIS. P.I.N. 31-26-304-003. Commonly known as 3700 Linden Road, Richton Park, Illinois 60471.

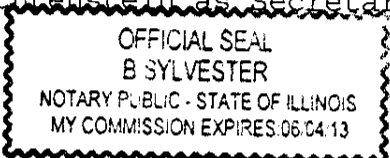
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this June 28, 2010.

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 28, 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.
DATE: 7/1/10 John J. Neal
BUYER - SELLER OR AGENT

See Attached

Return To: **UNOFFICIAL COPY**

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

Grantee Taxes:
Citi Property Holding
323 Fifth Street
Eureka, CA 95501

Property of Cook County Clerk's Office

Contact Info:
SN Servicing Corporation
Angela Solorzano
323 5th Street
Eureka, CA 95501
(707) 476-2612

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Exhibit A

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

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

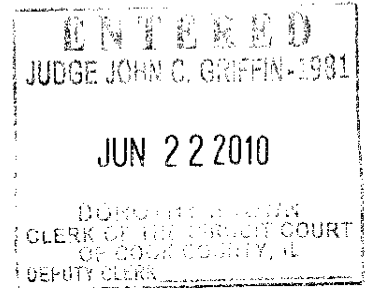
Plaintiff(s),)

vs.)

Case No. 08 CH 22391
Calendar No. 64

VICKIE D. DIXON, CHICAGO TITLE)
LAND TRUST COMPANY, AS TRUSTEE)
UNDER THE PROVISIONS OF A TRUST)
AGREEMENT DATED FEBRUARY 11, 2007,)
AND KNOWN AS TRUST NUMBER)
8002348165,)

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 18, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$31,500.00, (THIRTY ONE THOUSAND FIVE HUNDRED 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 \$114,596.26.

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

Holder of the Certificate of Sale: CITI PROPERTY HOLDINGS INC.
 C/O SN SERVICING CORPORATION
 CONTACT: ANGELA SOLORZANO
 ADDRESS: 323 5TH STREET
 EUREKA, CA 95501
 TELEPHONE NUMBER: (707)476-2612

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, VICKIE D. DIXON, CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED FEBRUARY 11, 2007, AND KNOWN AS TRUST NUMBER 8002348165, from the premises described as the following:

LOT 7 IN BLOCK 1 IN SAUK TRAIL ESTATES SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EASTERLY OF THE RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY, LYING SOUTH OF A STRAIGHT LINE FROM A POINT 150 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 26, AND A POINT IN THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 26, WHICH 2947 FEET NORTH OF THE SOUTH 1/4 CORNER OF SAID SECTION 26, (EXCEPTING THEREFROM THE WEST 7 FEET OF THE 503 FEET THEREOF, THE NORTH 436 FEET OF THE SOUTH 503 FEET OF THE EAST 300 FEET OF THE WEST 307 FEET THEREOF; THE SOUTH 290 FEET OF THE EAST 143 FEET OF THE WEST 450 FEET THEREOF; THENCE SOUTH 67 FEET OF THE EAST 7 FEET OF THE WEST 307 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Common Address: 3700 Linden Road, Richton Park, Illinois 60471

and place in possession Plaintiff, LIQUIDATION PROPERTIES INC. No occupant of the property not specifically named in the caption may

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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.

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:

ENTERED
 JUDGE JOHN C. GRIFFIN-1981
 JUN 22 2010
 J U D G E
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, ILL.
 DEPUTY CLERK

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 July 1, 2010

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said
This 29 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 July 1, 2010

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said
This 29 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.)