

W08050098

JUDICIAL SALE DEED



Doc#: 1019649042 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/15/2010 10:27 AM Pg: 1 of 5

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 13, 2008 in Case No. 08 CH 18585 entitled Wells Fargo Financial Illinois, Inc. vs. Michael White, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 26, 2010, does hereby grant, transfer and convey to Wells Fargo Financial Illinois, Inc the following described real estate situated in the

County of Cook, State of Illinois, to have and to hold forever: LOT 35 (EXCEPT THE SOUTH 10 FEET) AND THE SOUTH 20 FEET OF LOT 36 IN BLOCK 16 IN CRYER'S CALUMET CENTER ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1926 AS DOCUMENT 9317249, IN COOK COUNTY, ILLINOIS. P. I. N. 29-12-131-040 Commonly known as 443 Merrill Avenue, Calumet City, IL 60409.

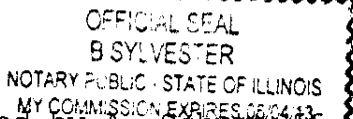
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this June 29, 2010.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lieberstein  
Secretary

Andrew D. Schusteff  
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on June 29, 2010 by Andrew D. Schusteff as President and Nathan H. Lieberstein as Secretary of Intercounty Judicial Sales Corporation.



[Signature]  
Notary Public

Prepared by Andrew D. Schusteff, 120 W. Madison St. Chicago, IL 60602.  
Exempt from tax under 35 ILCS 200/31-45(1) Butt State, June 29, 2010.  
No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

RETURN TO: Premier Title 847-255-7100 ADDRESS OF GRANTEE/MAIL TAX BILLS TO:  
1350 W. Northwest Hwy. Wells Fargo Financial ILL Inc. DREW HONENSEE  
Arlington Hts. IL 60004 3476 Statesview Blvd Home Campus  
Freedman, Anselmo, Lindberg & Rappe LLC Des Moines, IA 50328  
1807 W. Diehl Rd., Suite 333 Fort Mill, SC 29715 (A)214-9270  
Naperville, IL 60563

RECEIVED

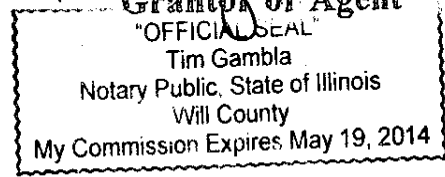
STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

08-03141-PT

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 7/9, 2010

Signature: Ashley Janich  
Grantor or Agent



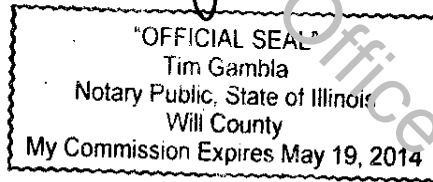
Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 9 day of July, 2010  
Notary Public \_\_\_\_\_

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 7/9, 2010

Signature: Ashley Janich  
Grantee or Agent



Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 9 day of July, 2010  
Notary Public \_\_\_\_\_

EXHIBIT A  
**UNOFFICIAL COPY** 108050198 08-03141-PT  
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION

WELLS FARGO FINANCIAL ILLINOIS, INC. )  
Plaintiff,) 08 CH 18585  
vs. )  
MICHAEL WHITE, )  
Defendants,)

Calendar 62

**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:

LOT 35 (EXCEPT THE SOUTH 10 FEET) AND THE SOUTH 20 FEET OF LOT 36 IN BLOCK 16 IN CRYER'S CALUMET CENTER ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1926 AS DOCUMENT 9317249, IN COOK COUNTY, ILLINOIS. Commonly known as: 443 Merrill Avenue, Calumet City, IL 60409. PIN: 29-12-131-040.

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: April, 27, 2010

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;

# UNOFFICIAL COPY

That the proceeds of said sale were insufficient to satisfy the judgment and that there shall be an IN REM deficiency judgment entered in the sum of (\$104,859.83), with interest thereon as provided by statute against the subject property;

That the Plaintiff will not pursue collection of the note;

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 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 Michael White from the mortgaged real estate commonly known as 443 Merrill Avenue, Calumet City, IL 60409 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 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 Municipality or County may contact the below with concerns about the real property:

Wells Fargo Financial Illinois, Inc.  
Attn: Drew Hohensee, 1 Home Campus  
Des Moines, IA 50328  
414-214-9270

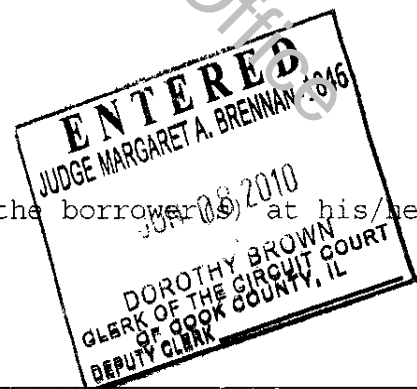
A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

\_\_\_\_\_  
Judge

Dated: \_\_\_\_\_

Freedman Anselmo Lindberg & Rappe, LLC  
1807 West Diehl Road  
Suite 333  
Naperville, Illinois 60563-1890  
(630) 983-0770  
Jason Newman ARDC #6275591, Cook County #39765



# UNOFFICIAL COPY

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*  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, Ill.

