



JUDICIAL SALE DEED

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 February 8, 2010, in Case No. 09 CH 43127, entitled CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION vs. KEITH T. IVY, et al, and pursuant to which the premises hereinafter described were sold at public sale

Doc#: 1023749056 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/25/2010 03:22 PM Pg: 1 of 6

pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on June 8, 2010, does hereby grant, transfer, and convey to **VETERANS AFFAIRS**, by **assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 33 IN BLOCK 1 IN CALUMET PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 732 MCARTHUR COURT, Dolton, IL 60419

Property Index No. 29-03-403-038

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 16th day of August, 2010.

The Judicial Sales Corporation

By:

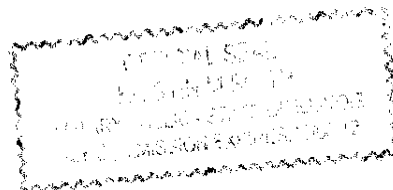
Nancy R. Vallone
Chief Executive Officer

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

16th day of August, 2010

Kristin M. Smith
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-

UNOFFICIAL COPY**Judicial Sale Deed**

45).

8/19/2010

Date

Brett Stuber

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:

VETERANS AFFAIRS, by assignment

Fort Snelling1 Federal DriveSt. Paul MN 55111

Contact Name and Address:

Contact:

Dan Munro

Address:

1 Federal Drive, Fort SnellingSt. Paul MN 55111

Telephone:

(800)827-0611

Mail To:

FREEDMAN ANSELMO LINDBERG LLC

1807 W. DIEHL ROAD, SUITE 333

NAPERVILLE, IL, 60563

(866) 402-8661

Att. No. 26122

File No. C09090005

No City/Village Municipal Exempt Stamp or Fee required per the attached
 Certified Court Order marked EXHIBIT A

PREMIER TITLE

1000 W. NORTHWEST HIGHWAY

ARLINGTON HEIGHTS, IL 60004

(847) 238-7300

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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 8/23, 2010

Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 23 day of 8, 2010

Notary Public Brett Studer

"OFFICIAL SEAL"

Brett Studer

Notary Public, State of Illinois

DuPage County

My Commission Expires 07/06/14

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 8/23, 2010

Signature: _____

Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 23 day of 8, 2010

Notary Public Brett Studer

"OFFICIAL SEAL"

Brett Studer

Notary Public, State of Illinois

DuPage County

My Commission Expires 07/06/14

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EXHIBIT A

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

CHASE HOME FINANCE LLC, SUCCESSOR BY
MERGER TO CHASE MANHATTAN MORTGAGE
CORPORATION

Plaintiff,

-v.-

KEITH T. IVY, RUBY L. IVY

Defendant

09 CH 43127

Calendar #60 JUDGE VALDERRAMA

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF 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 premises, which are the subject of the matter captioned above and described as:

LOT 33 IN BLOCK 1 IN CALUMET PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 732 MCARTHUR COURT, Dolton, IL 60419

Property Index No. 29-03-403-038.

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

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

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

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on June 9, 2010

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales 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 fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$102,377.53 with interest thereon as by statute provided, against the subject property

That any Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this

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Order Approving Report of Sale

Order; and

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder a deed sufficient to convey title.

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

Grantee or Mortgagee:

Contact:

Address:

Telephone Number:

Brian B Tucker

10 S. Dearborn Floor 15

Chicago IL 60603

630 768 876

IT IS FURTHER ORDERED:

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 – 1701;

That the Sheriff of Cook County is directed to evict and dispossess KEITH T. IVY, RUBY L. IVY from the premises commonly known as 732 MCARTHUR COURT, Dolton, IL, 60419

The Sheriff cannot evict until 30 days after the entry of this order.

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

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 Deed issued hereunder without affixing any transfer stamps.

The Plaintiff will not pursue collection on the note.

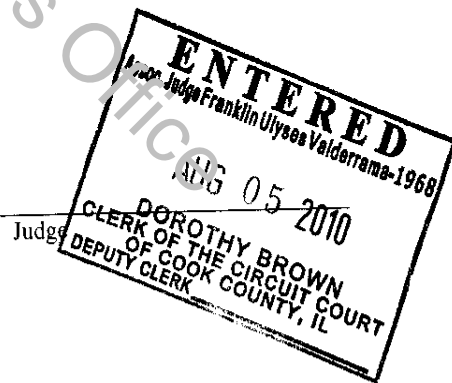
A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date:

ENTER:

FREEDMAN ANSELMO LINDBERG LLC
1807 W. DIEHL ROAD, SUITE 333
NAPERVILLE, IL 60563
(866) 402-8661
Attorney File No. C09090005
Attorney ARDC No. 6275591
Attorney Code. 26122

Case Number: 09 CH 43127



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Property of Cook County Clerk's Office

Vote by Ballot

8/16/10