

JUDICIAL SALE DEED



Doc#: 1027149006 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2010 08:55 AM 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 March 23, 2010, in Case No. 09 CH 48930, entitled JPMORGAN CHASE BANK, N.A. vs. SANDRA S. FRANKLIN, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1557(c) by said grantor on June 24, 2010, does hereby grant, transfer, and convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 31 (EXCEPT THE SOUTH 10 FEET) AND THE SOUTH 20 FEET OF LOT 32 IN BLOCK 9 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, AS PER PLAT THEREOF RECORDED JUNE 23, 1926 IN BOOK 211, PAGES 16 AND 17 AS DOCUMENT 9317249, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

Commonly known as 399 MERRILL AVENUE, Calumet City, IL 60409

Property Index No. 29-12-123-061-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 10th day of September, 2010.

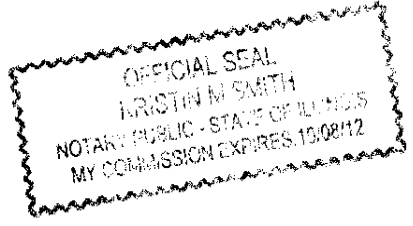
The Judicial Sales Corporation

By: [Signature]
Nancy R. Vallone
Chief Executive Officer

PREMIER TITLE

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
10th day of September, 2010
[Signature]
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

**UNOFFICIAL COPY****Judicial Sale Deed**

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

9/20/10  
Date

Anthony Junch  
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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment

800 Brookside Blvd  
Westerville OH 43081

Contact Name and Address:

Contact: James M. Figen  
Address: One South Wacker Dr. Suite 1400  
Chicago IL 60606  
Telephone: 312/369-6200

No City/Village Municipal Exempt Stamp or Fee required per the attached

Certified Court Order marked EXHIBIT A

Mail To:

FREEDMAN ANSELMO LINDBERG LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL, 60563  
(866) 402-8661  
Att. No. 26122  
File No. C09110110

**PREMIER TITLE**  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

# UNOFFICIAL COPY

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

09-07587PT

JPMORGAN CHASE BANK, N.A.

Plaintiff,

-v.-

SANDRA S. FRANKLIN, CHERRY GENTLES,  
JPMORGAN CHASE BANK, N.A., SUCCESSOR BY  
MERGER TO BANK ONE, N.A.

Defendant

09 CH 48930

Calendar #58 JUDGE SIMKO

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 31 (EXCEPT THE SOUTH 10 FEET) AND THE SOUTH 20 FEET OF LOT 32 IN BLOCK 9 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, AS PER PLAT THEREOF RECORDED JUNE 23, 1926 IN BOOK 217, PAGES 16 AND 17 AS DOCUMENT 9317249, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

Commonly known as 399 MERRILL AVENUE, Calumet City, IL 60409

Property Index No. 29-12-123-061-0000.

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 July 8, 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;

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

# UNOFFICIAL COPY

## Order Approving Report of Sale

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: BRIAN B. TUCKER  
Address: 10 S. DEARBORN, FLOOR 15  
Chicago, IL 60603  
Telephone Number: (630) 768-8776

**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 SANDRA S. FRANKLIN, CHERRY GENTLES from the premises commonly known as 399 MERRILL AVENUE, Calumet City, IL, 60409

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.

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. C09110110  
Attorney ARDC No. 6275591  
AttorneyCode. 26122

Case Number: 09 CH 48930

COOK COUNTY CLERK'S OFFICE  
JUL 30 2010 08 01 AM  
JUL 30 2010 08 01 AM

# 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, IL



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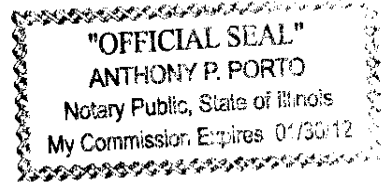
STATEMENT BY GRANTOR AND GRANTEE

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 Sept. 20th, 20 10

Signature: Cassandra Lockman  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 20, day of Sept., 20 10  
Notary Public JA



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 Sept. 20th, 20 10

Signature: Cassandra Lockman  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 20, day of Sept., 20 10  
Notary Public JA

