

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 1029431039 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2010 02:53 PM Pg: 1 of 5

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 9, 2008, in Case No. 07 CH 28152, entitled CITIMORTGAGE, INC., ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIMORTGAGE, INC. vs. MICHELLE SLOAN, 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 September 19, 2008, does hereby grant, transfer, and convey to THE SECRETARY OF HOUSING & URBAN DEVELOPMENT, 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 9 IN BLOCK 6 IN CALUMET PARK THIRD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925, AS DOCUMENT 8999101, IN COOK COUNTY, ILLINOIS.

Commonly known as 14427 DOBSON AVENUE, Dolton, IL 60419

Property Index No. 29-02-322-009

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 4th day of November, 2008.

The Judicial Sales Corporation

By:

Nancy R. Vallone  
Chief Executive Officer

State of IL, County of COOK ss, I, Maya T. Jones, 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

4th day of November, 2008

Notary Public



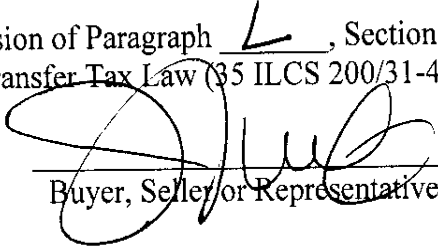
This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

**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).

10-20-10

Date

  
 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:

THE SECRETARY OF HOUSING & URBAN DEVELOPMENT, by assignment  
77 W. JACKSON, SUITE 2200  
Chicago, IL, 60604

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.

Contact Info:

Dawn Schwentler  
5280 Corporate Drive  
Frederick, MD 21703  
630-241-7551

Property of Cook County Clerk's Office

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

CITIMORTGAGE, INC., ASSIGNEE OF )  
MORTGAGE ELECTRONIC REGISTRATION )  
SYSTEMS, INC., AS NOMINEE FOR )  
CITIMORTGAGE, INC., )

Plaintiff(s), )

vs. )

Case No. 07 CH 28152  
Calendar No. 57

MICHELLE SLOAN, JEFFREY OWENS, )  
NONRECORD CLAIMANTS, UNKNOWN )  
TENANTS AND UNKNOWN OWNERS, )

Defendant(s). )

### ORDER CONFIRMING SALE

NOW COMES Nancy Vallone, 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 September 12, 2008; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$167,837.63, (ONE HUNDRED SIXTY SEVEN THOUSAND EIGHT HUNDRED THIRTY SEVEN DOLLARS AND SIXTY THREE 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 \$300.00.

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.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

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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 the Defendants, MICHELLE SLOAN, JEFFREY OWENS, and their possessions from the premises described as the following:

LOT 3 IN BLOCK 6 IN CALUMET PARK THIRD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925, AS DOCUMENT 8999101, IN COOK COUNTY, ILLINOIS.

Common Address: 14427 Dobson Avenue, Dolton, Illinois 60419

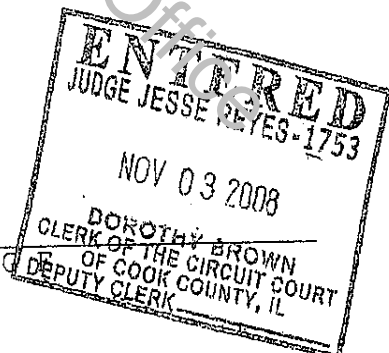
and place in possession Plaintiff, CITIMORTGAGE, INC., its Assignee or Designee. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701 (d).

IT IS FURTHER ORDERED that The Judicial Sales Corporation be and is hereby ordered, that upon presentation by Plaintiff, or its Assignee, of the duly issued Certificate of Sale, that it immediately issue a Judicial Sales Deed for the subject premises to Plaintiff or its Assignee. 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 to SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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.

Plaintiff shall send a copy of this Order to the Defendants by regular mail within seven (7) days.

ENTERED:



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

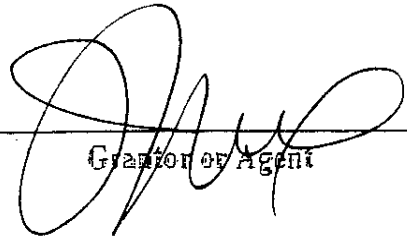
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## STATEMENT BY GRANTOR AND GRANTEE

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 October 20, 2010

Signature: \_\_\_\_\_



Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_

This 21<sup>st</sup> day of October, 2010

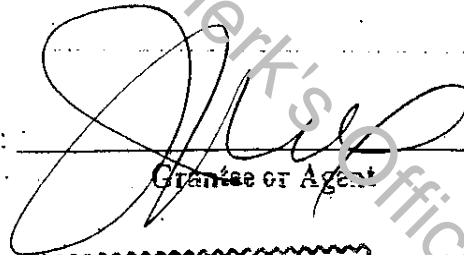
Notary Public \_\_\_\_\_



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 October 20, 2010

Signature: \_\_\_\_\_



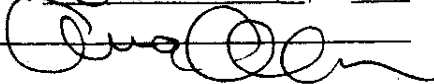
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_

This 21<sup>st</sup> day of October, 2010

Notary Public \_\_\_\_\_



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.)