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09-05902 PT. C0904022

UNOFFICIAL COPY



Doc#: 1031655040 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/12/2010 09:14 AM Pg: 1 of 6

**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 19, 2010, in Case No. 09 CH 44339, entitled CHASE HOME FINANCE LLC vs. DUSAN VARGA, 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 April 20,

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:

**PARCEL 1: THE EAST 21.17 FEET OF THE WEST 90.0 FEET OF THE NORTH HALF OF LOT 3 IN LAWRENCEWOOD GARDENS, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: ALSO, AN UNDIVIDED 1/16TH INTEREST IN THE WEST 15.0 FEET OF SAID LOT 3 IN LAWRENCEWOOD GARDENS, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 7947 NORDICA AVENUE, Niles, IL 60714

Property Index No. 10-30-125-224-0000; 10-30-125-040-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 29th day of September, 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  
29th day of September, 2010

Notary Public

PREMIER TITLE

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

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 200/31-45).

11/5/2010  
Date

Ashley Gmch  
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 Brooksedge Blvd  
Westerville OH 43081

Contact Name and Address:

Contact:

James M. Tiegen

Address:

One South Wacker Dr. Suite 1400  
Chicago, IL 60606

Telephone:

312-368-6200

"NO CITY/VILLAGE MUNICIPAL EXEMPT STAMP OF FEE REQUIRED PER ATTACHED CERTIFIED COURT ORDER APPROVING SALE 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. C09090231

*mail to:*

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

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

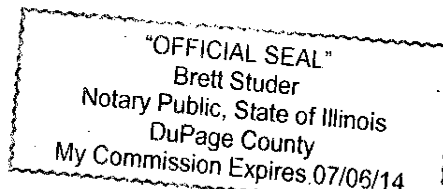
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 5, 2010

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said [Signature]  
This 5 day of November, 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 November 5, 2010

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said [Signature]  
This 5 day of November, 2010  
Notary Public [Signature]



# EXHIBIT A UNOFFICIAL COPY

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

CHASE HOME FINANCE LLC

Plaintiff,

-v.-

DUSAN VARGA, FIRST MIDWEST BANK

Defendant

09 CH 44339

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:

PARCEL 1: THE EAST 21.17 FEET OF THE WEST 90.0 FEET OF THE NORTH HALF OF LOT 3 IN LAWRENCEWOOD GARDENS, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: ALSO, AN UNDIVIDED 1/16TH INTEREST IN THE WEST 15.0 FEET OF SAID LOT 3 IN LAWRENCEWOOD GARDENS, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7947 NORDICA AVENUE, Niles, IL 60714

Property Index No. 10-30-125-224-0000; 10-30-125-346-0000.

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 April 24, 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;

**UNOFFICIAL COPY** Order Approving Report of Sale

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).

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 DUSAN VARGA from the premises commonly known as 7947 NORDICA AVENUE, Niles, IL, 60714

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

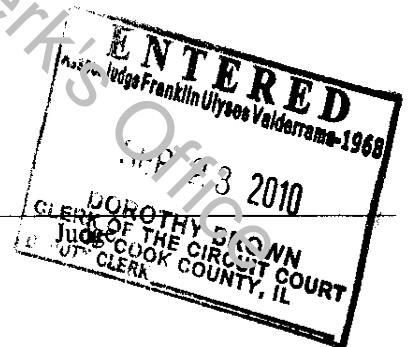
No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

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. C09090231  
Attorney ARDC No. 6275591  
AttorneyCode. 26122

Case Number: 09 CH 44339

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

we do hereby certify that the attached document is a true and correct copy of the original as filed in the office of the Clerk of Cook County, Illinois, on 9/30/10

*Dorothy Brown*  
Clerk of Cook County, Illinois  
Cook County, Illinois