

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 1102422082 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/24/2011 01:40 PM Pg: 1 of 6

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 March 26, 2010 in Case No. 09 CH 24973 entitled Citimortgage vs. Johnson and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on September 7, 2010, does hereby grant, transfer and convey to CITI CORP TRUST BANK the following described real estate situated in the County of Cook, State of Illinois, to have and to

hold forever: LOT 13, 14 AND 15 IN BLOCK 2 IN ASSOCIATED REALTY COMPANY SOUTH WEST HIGHLANDS SUBDIVISION IN THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 24-08-114-017, 24-08-114-018 and 24-08-114-019. Commonly known as 9634 South Austin Avenue, Oak Lawn, Illinois 60453.

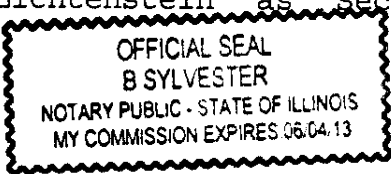
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this January 18, 2011.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein  
Secretary

Andrew D. Schusteff  
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on January 18, 2011 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



B Sylvester  
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.  
Exempt from real estate transfer tax under 35 ILCS 200/31-45(1).  
RETURN TO: See Attached

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 (1)  
OF THE PROPERTY TAX CODE.

DATE: 1/24/11 A. Schusteff  
BUYER - SELLER OR AGENT

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RETURN TO:

Ira T. Nevel  
The Law Offices of Ira T. Nevel, LLC  
Attorney No. 18837  
175 N. Franklin St. Suite 201  
Chicago, IL 60606  
(312) 357-1125

GRANTEE AND TAXES TO:

Citi Corp Trust Bank  
5280 Corporate Dr.  
Frederick, MD 21703

CONTACT INFORMATION:

Dawn Schwenteker  
5280 Corporate Dr.  
Frederick, MD 21073  
(636) 261-7551

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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 January 21st, 20 11

Signature: *L. Newell*  
**Grantor or Agent**

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 21st, day of January, 20 11  
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.

Dated January 21st, 20 11

Signature: *L. Newell*  
**Grantee or Agent**

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 21st, day of January, 20 11  
Notary Public *[Signature]*



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 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.)

# UNOFFICIAL COPY

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

CITIMORTGAGE INC., ASSIGNEE OF	)	
CITICORP TRUST BANK, FSB,	)	
	)	
Plaintiff(s),	)	
	)	
vs.	)	Case No. 09 CH 24973
	)	Calendar No. 56
STEPHANIE A. JOHNSON, VILLAGE OF	)	
OAKLAWN, UNDER LIEN RECORDED AS	)	
DOCUMENT NUMBER 0820008217,	)	
	)	
Defendant(s).	)	

ORDER CONFIRMING SALE

NOW COMES Shelly K. Hughes, Supervisor of Sales of Intercounty 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 Intercounty 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 finds that the subject property is improved by a Single Family Residence, and was last inspected by the Plaintiff or its agents on October 23, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$92,058.73, (NINETY TWO THOUSAND FIFTY EIGHT DOLLARS AND SEVENTY THREE CENTS) and that Intercounty 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 a deficiency balance in the sum of \$92,238.70.

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

Holder of the Certificate of Sale: CITI CORP TRUST BANK  
 C/O CITIMORTGAGE INC.,  
 CONTACT: DAWN SCHWENTKER  
 ADDRESS: 5280 CORPORATE DRIVE  
 FREDRICK, MARYLAND 21703  
 TELEPHONE NUMBER: (636) 261-7551

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That said Sale of the premises included herein by Intercounty 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 only the Defendants, STEPHANIE A. JOHNSON, VILLAGE OF OAKLAWN, UNDER LIEN RECORDED AS DOCUMENT NUMBER 0820008217, from the premises described as the following:

LOTS 13, 14 AND 15 IN BLOCK 2 IN ASSOCIATED REALTY COMPANY SOUTH WEST HIGHLANDS SUBDIVISION IN THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 9634 South Austin Avenue, Oak Lawn, Illinois 60453

and place in possession Plaintiff, CITIMORTGAGE INC. No occupant of the property not specifically named in the caption may be evicted pursuant to this Order without a Supplemental Order for Possession or an Order of Possession pursuant to a Forcible Entry and Detainer Complaint. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701(d).

IT IS FURTHER ORDERED that Defendants have thirty (30) days from the entry of this Order to redeem the Mortgage pursuant to 735 ILCS 5/15-1604.

IT IS FURTHER ORDERED that Intercounty Judicial Sales Corporation be and is hereby ordered, upon presentation by Plaintiff, of the duly issued Certificate of Sale, to immediately issue a Judicial Sales Deed for the subject premises to Plaintiff.

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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 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.

This Order shall not be a basis for a suit on the Note.

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

ENTERED:

\_\_\_\_\_  
J U D G E

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

Property of Cook County Clerk's Office  
JAN 14 2011  
Circuit Court 1953