

# UNOFFICIAL COPY

09-07487-PT W09110031  
JUDICIAL SALE DEED



Doc#: 1102549031 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2011 09:05 AM Pg: 1 of 4

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 August 12, 2010 in Case No. 10 CH 1276 entitled US Bank National Association, as Trustee vs. Bety S. Marquez, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 16, 2010, does hereby grant, transfer and convey to US Bank National Association, as Trustee for CMLTI 2007-AR7 the following described

real estate situated in the County of Cook, State of Illinois, to have and to hold forever: PARCEL 1: UNIT NUMBER 1-11-01J AS DELINEATED ON UPON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY: CERTAIN LOTS IN THE TAHOE VILLAGE SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS RESTRICTIONS AND COVENANTS FOR TAHOE VILLAGE CONDOMINIUM TOWN HOUSES RECORDED AS DOCUMENT 22270823, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT 2 IN TAHOE VILLAGE UNIT '1-A' FOR INGRESS AND EGRESS. P.I.N. 03-09-308-096-1067 Commonly known as 540 West Lodge Trail, Unit #J, Wheeling, IL 60090.

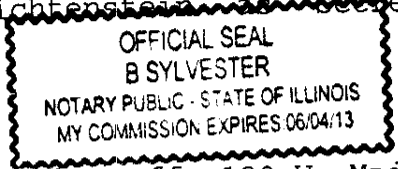
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this January 14, 2011.

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 14, 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 tax under 35 ILCS 200/31-45(1) January 14, 2011. No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

RETURN TO: ADDRESS OF GRANTEE/MAIL TAX BILLS TO:  
Freedman, Anselmo, Lindberg  
1807 W. Diehl Rd., Suite 333  
Naperville, IL 60563  
US Bank NA  
3476 STATEVIEW BLDG  
FORT MILL, SC 29715  
Drew Honensee  
Home Campus  
Des Moines, IA 50328  
414-214-9270

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

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR )  
CMLTI 2007-AR7 ) Plaintiff,) 10 CH 1276  
vs. )  
BETY S. MARQUEZ; PEDRO ALARCON-GOMEZ; TAHOE )  
VILLAGE CONDOMINIUM ASSOCIATION; AMERICAN )  
HOME MORTGAGE; ) Defendants,)

Calendar 64

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,  
CONFIRMING SALE, AND ORDER FOR 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 mortgaged real estate that is the subject of the matter captioned above and described as:

PARCEL 1: UNIT NUMBER 1-11-01J AS DELINEATED ON UPON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY: CERTAIN LOTS IN THE TAHOE VILLAGE SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS RESTRICTIONS AND COVENANTS FOR TAHOE VILLAGE CONDOMINIUM TOWN HOUSES RECORDED AS DOCUMENT 22270823, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT 2 IN TAHOE VILLAGE UNIT '1-A' FOR INGRESS AND EGRESS. Commonly known as: 540 West Lodge Trail, Unit #J, Wheeling, IL 60090. PIN: 03-09-308-096-1067.

The real property that is the subject matter of this proceeding is a condominium residence.

The real property was last inspected by movant or movant's agent on: November, 16, 2010

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

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

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

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and; That justice was done.

**IT IS THEREFORE ORDERED:**

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling 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 advances, fees and costs arising between the

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entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment and that there shall be an IN REM deficiency judgment entered in the sum of (\$69,669.11), with interest thereon as provided by statute against the subject property;

That the Plaintiff will not pursue collection of the note;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

**IT IS FURTHER ORDERED:**

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and:

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Betty S. Marquez, Pedro Alarcon-Gomez from the mortgaged real estate commonly known as 540 West Lodge Trail, Unit #J, Wheeling, IL 60090 without further Order of Court.

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

That the Deed to be issued to the successful bidder hereunder is a transaction that is exempt from all transfer taxes either state or local and the Cook County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Sale Deed issued hereunder without any exemption stamps.

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

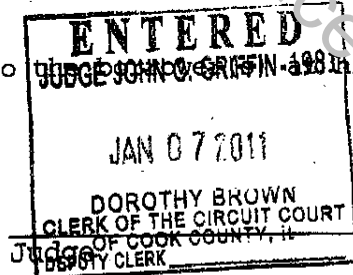
US Bank National Association, as Trustee c/o Wells Fargo Bank, NA, Attn: Drew Hohensee, 1 Home Campus, Des Moines, IA 50328  
(414) 214-9270

A copy of this order shall be mailed to this/her last known address within seven (7) days.

ENTER:

Dated: \_\_\_\_\_

Freedman Anselmo Lindberg LLC  
1807 West Diehl Road  
Suite 333  
Naperville, Illinois 60563-1890  
(630) 983-0770  
Cook County Attorney #26122

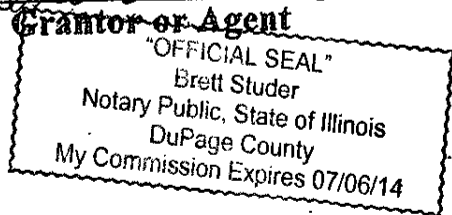


STATEMENT BY GRANTOR AND GRANTEE  
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation 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 20, 2011

Signature: Robert Williams



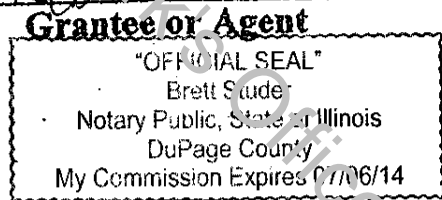
Subscribed and sworn to before me

By the said Robert Williams  
This 20 day of January, 2011  
Notary Public Brett Studer

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 January 20, 2011

Signature: Robert Williams



Subscribed and sworn to before me

By the said Robert Williams  
This 20 day of January, 2011  
Notary Public Brett Studer