

10-02814-ME (10095003)



JUDICIAL SALE DEED

Doc#: 1106749016 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2011 09:08 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 September 20, 2010, in Case No. 10 CH 22326, entitled HSBC MORTGAGE SERVICES, INC. vs. KIMBERLY TINSEY, 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

December 21, 2010, does hereby grant, transfer, and convey to HSBC MORTGAGE SERVICES, INC. the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 70 IN TIERRA GRANDE, UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4207 189TH STREET, Country Club Hills, IL 60478

Property Index No. 31-03-405-053-000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 23rd day of February, 2011.

The Judicial Sales Corporation

By: [Signature]
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

23rd day of February, 2011

[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.

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

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

45).

3/1/2011

Date

Buyer, Seller or Representative

"NO CITY/VILLAGE MUNICIPAL EXEMPT STAMP OF FEE REQUIRED PER THE ATTACHED CERTIFIED COURT ORDER APPROVING SALE MARKED EXHIBIT A."

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:

HSBC MORTGAGE SERVICES, INC.

636 Grand Regency BlvdBrandon, FL 33510

Contact Name and Address:

Contact:

Dave Zimmerman

Address:

931 Corporate Center Dr.Pomona, CA 91769

Telephone:

(909) 397-3176

Mail To:

FREEDMAN ANSELMO LINDBERG LLC

1807 W. DIEHL ROAD, SUITE 333

NAPERVILLE, IL, 60563

(866) 402-8661

Att. No. 26122

File No. X10050038

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

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

HSBC MORTGAGE SERVICES, INC.

Plaintiff,

-v.-

KIMBERLY TINSEY, CAPITAL ONE BANK (USA), N.A.  
FKA CAPITAL ONE BANK

Defendant

10 CH 22326

Calendar #59 JUDGE ATKINS

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 70 IN TIERRA GRANDE, UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4207 189TH STREET, Country Club Hills, IL 60478

Property Index No. 31-03-405-052-0000

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 "selling 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 January 15, 2011

## IT IS THEREFORE ORDERED:

That the sale of the premises 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 fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$118,638.27 with interest thereon as by statute provided, against the subject property

That any Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order: and

**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:

DAVE ZIMMERMAN

Address:

931 CORPORATE CENTER DRIVE

Pomona, CA 91768

Telephone Number:

(909) 397-3176

**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 KIMBERLY TINSEY from the premises commonly known as 4207 189TH STREET, Country Club Hills, IL, 60478

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.

The Plaintiff will not pursue collection on the note.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: \_\_\_\_\_

ENTER:

**JUDGE DAVID B. ATKINS**

**FEB 17 2011**

**Circuit Court - 1879**

\_\_\_\_\_  
Judge

FREEDMAN ANSELMO LINDBERG LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL 60563  
(866) 402-8661  
Attorney File No. X10050038  
Attorney ARDC No. 6275591  
AttorneyCode. 26122

Case Number: 10 CH 22326

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

Notary Public for the State of Illinois  
Commission Expires 01/01/2012

*Arnold E. Egan*  
Arnold E. Egan  
Notary of the State of Illinois  
at Cook County, Illinois

4/11/11

UNOFFICIAL COPY

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 3/3, 2011

Signature: Lisa Kauer  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 3 day of 3, 2011  
Notary Public Rachel Grachen



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 3/3, 2011

Signature: Lisa Kauer  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 3 day of 3, 2011  
Notary Public Rachel Grachen

