

UNOFFICIAL COPY

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 September 1, 2010, in Case No. 10 CH 02572, entitled PENNYMAC LOAN SERVICES, LLC vs. RODOLFO C. CHIHUAHUA, 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



Doc#: 1108844115 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/29/2011 04:43 PM Pg: 1 of 6

said grantor on December 2, 2010, does hereby grant, transfer, and convey to **PNMAC MORTGAGE CO., LLC**, by **assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE NORTH 1/3 OF LOT 48 IN JOHN W. THOMPSON AND COMPANY'S FIRST ADDITION TO ELMWOOD PARK GARDEN, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

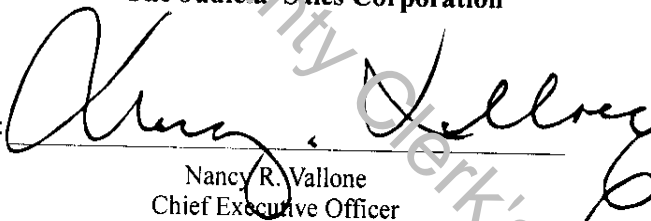
Commonly known as 2906 NORTH 74TH AVENUE, Elmwood Park, IL 60707

Property Index No. 12-25-219-021

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

The Judicial Sales Corporation

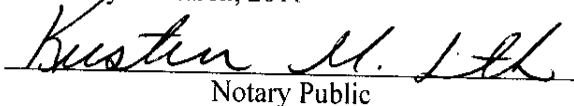
By:


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
23rd day of March, 2011




Notary Public

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

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Judicial Sale Deed

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

3/28/11
Date

[Signature]
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:

PNMAC MORTGAGE CO, LLC, by assignment
Pennymac Loan Services, LLC
27001 Agoura Road
Calabasas, CA 91301

Contact Name and Address:

Contact: Ali Sharafdin
Address: 27001 Agoura Road
Calabasas, CA 91301
Telephone: 866-545-9070

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.

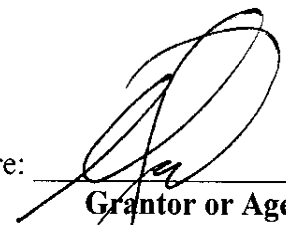
Property of Cook County Clerk's Office

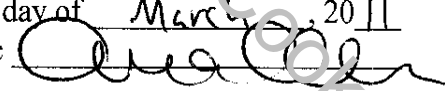
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STATEMENT BY GRANTOR AND GRANTEE

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 3/25, 2011

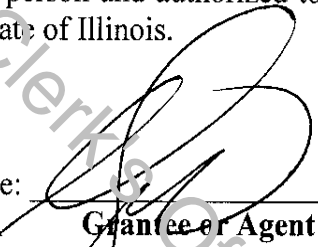
Signature: 
Grantor or Agent

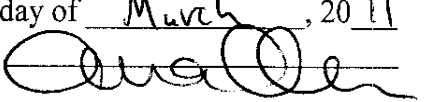
Subscribed and sworn to before me
By the said _____
This 25, day of March, 2011
Notary Public 

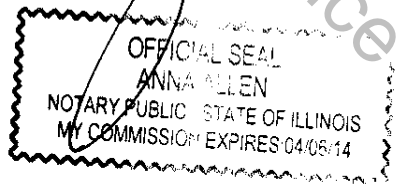


The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 3/25, 2011

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 25, day of March, 2011
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 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.)

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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)
GORDON LENDING CORPORATION,)
))
Plaintiff(s),)
))
vs.)
))
RODOLFO C. CHIHUAHUA, JESSICA)
CHIHUAHUA,)
))
Defendant(s).)

Case No. 10 CH 02572
Calendar No. 57

ORDER CONFIRMING SALE

NOW COMES Nancy R. 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 finds that the subject property is improved by a Single Family Residence, and was last inspected by the Plaintiff or its agents on November 15, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$133,001.00, (ONE HUNDRED THIRTY THREE THOUSAND ONE DOLLAR AND NO 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 \$350.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$203,399.19.

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

Holder of the Certificate of Sale: PLAINTIFF
 CONTACT: ALI SHARAFDIN
 ADDRESS: 27001 AGOURA RD. SUITE 350
 CALABASAS, CA 91301
 TELEPHONE NUMBER: (818) 746-2311

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

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 only the Defendants, RODOLFO C. CHIHUAHUA, JESSICA CHIHUAHUA, from the premises described as the following:

THE NORTH 1/3 OF LOT 48 IN JOHN W. THOMPSON AND COMPANY'S FIRST ADDITION TO ELMWOOD PARK GARDEN, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2906 North 74th Avenue, Elmwood Park, Illinois 60707

and place in possession Plaintiff, PENNYMAC LOAN SERVICES LLC. 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 The 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, including any and all manufactured buildings located thereupon, to Plaintiff. All claims of parties to the foreclosure are hereby terminated and barred pursuant to 735

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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 recording 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:

ENTERED
 JUDGE JESSE REYES 1753

 J U D G E
 MAR 15 2011
 DOROTHY BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK

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