



Doc#: 1109731114 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/07/2011 04:21 PM Pg: 1 of 6

JUDICIAL SALE DEED

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 16, 2010 in Case No. 09 CH 46719 entitled Household vs. Rutledge and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 17, 2010, does hereby grant, transfer and convey to Household Finance Corporation III the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever.

THE NORTH 40 FEET OF LOT 20 IN SEMINARY ADDITION TO MAYWOOD, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 15-15-224-022. Commonly known as 1420 South 10th Avenue, Maywood, IL 60153.

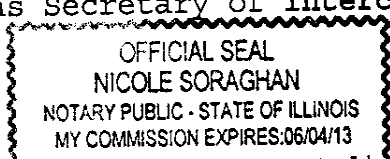
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this March 28, 2011.

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 March 28, 2011 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Nicole Soraghan  
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: 3/30/11  
[Signature]  
BUYER - SELLER OR AGENT

# UNOFFICIAL COPY

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:

Household Finance Corporation, III  
636 Grand Regency Blvd.  
Brandon, FL 33510

CONTACT INFORMATION:

Kevin Elliot  
636 Grand Regency Blvd.  
Brandon, FL 33510  
(813) 571-8709

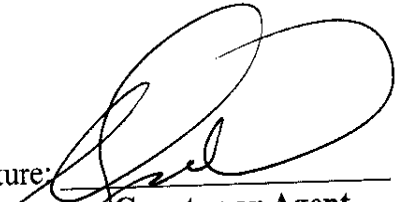
Property of Cook County Clerk's Office


# UNOFFICIAL COPY

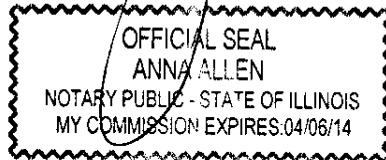
## STATEMENT BY GRANTOR AND GRANTEE

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 3/30, 2011

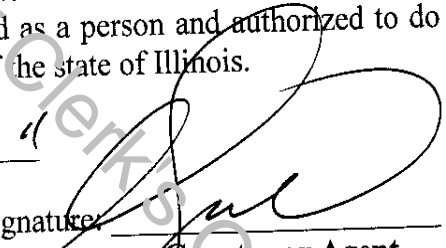
Signature:   
Grantor or Agent

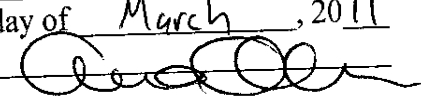
Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 30, day of March, 2011  
Notary Public 

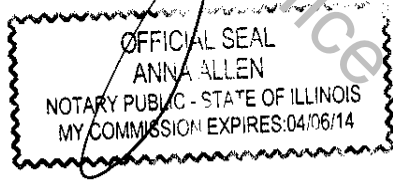


The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/30, 2011

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 30, 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.)

**UNOFFICIAL COPY**

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

HOUSEHOLD FINANCE CORPORATION III,	)	
	)	
Plaintiff(s),	)	
	)	
vs.	)	Case No. 09 CH 46719
	)	Calendar No. 61
DANA M. POTLEDGE,	)	
	)	
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 November 3, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$35,700.00, (THIRTY FIVE THOUSAND SEVEN HUNDRED DOLLARS AND NO 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 \$183,824.00.

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

Holder of the Certificate of Sale: PLAINTIFF  
 CONTACT: KEVIN ELLIOTT

**UNOFFICIAL COPY**

ADDRESS:

636 GRAND REGENCY BLVD  
BRANDON, FL 33569  
(800)365-6730

TELEPHONE NUMBER:

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, DANA M. RUTLEDGE, from the premises described as the following:

THE NORTH 40 FEET OF LOT 20 IN SEMINARY ADDITION TO MAYWOOD, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 1420 South 10th Avenue, Maywood, Illinois 60153

and place in possession Plaintiff, HOUSEHOLD FINANCE CORPORATION. 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. 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.

# UNOFFICIAL COPY

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:

<b>ENTERED</b>	
<small>Assoc. Judge Mathias Williams Colart-1950</small>	
FEB 22 2011	
J U D G E	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