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Doc#: 111216015 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/22/2011 10:14 AM 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 17, 2010 in Case No. 09 CH 45856 entitled Citimortgage vs. Young and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 14, 2011, does hereby grant, transfer and convey to The Secretary of Veterans Affairs the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

UNIT 1C AND P-9 IN KRISTEN PLACE 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3 AND 4 IN THE SUBDIVISION OF BLOCK 41 IN RAILROAD ADDITION TO TOWN OF HARLEM IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011240374 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. P.I.N. 15-12-425-027-1005 AND 15-12-425-027-1020. Commonly known as 205 CIRCLE AVENUE, UNIT 1C, FOREST PARK, IL 60130. 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 April 18, 2011.

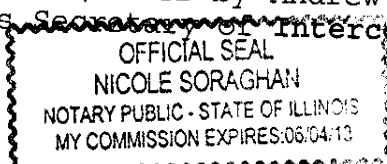
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

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



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:

4/19/11

BUYER - SELLER OR AGENT

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Property of Cook County Clerk's Office

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:

SECRETARY OF VETERANS AFFAIRS
5280 Corporate Dr.
Frederick, MD 21703

CONTACT INFORMATION:

Dawn Schwenteker
5280 Corporate Dr.
Frederick, MD 21703
(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 4/19, 2011

Signature: [Handwritten Signature]
Grantor or Agent agent

Subscribed and sworn to before me

By the said _____
This 19, day of April, 2011
Notary Public [Handwritten Signature]



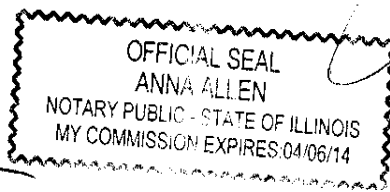
The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4/19, 2011

Signature: [Handwritten Signature]
Grantee or Agent agent

Subscribed and sworn to before me

By the said _____
This 19, day of April, 2011
Notary Public [Handwritten 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.)

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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)
COMMUNITY FIRST BANK,)

Plaintiff(s),)

vs.)

ANDREW T. YOUNG, KRISTEN PLACE)
ASSOCIATION, MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS, INC., UNDER)
MORTGAGE RECORDED AS DOCUMENT)
NUMBER 0818950005,)

Defendant (s).)

Case No. 09 CH 45856
Calendar No. 58

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 Condominium, and was last inspected by the Plaintiff or its agents on December 21, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$74,911.00, (SEVENTY FOUR THOUSAND NINE HUNDRED ELEVEN 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.

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The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$70,133.56.

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

Holder of the Certificate of Sale: PLAINTIFF
 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, ANDREW T. YOUNG, KRISTEN PLACE ASSOCIATION, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0818950005, from the premises described as the following:

UNIT 1C AND P-9 IN KRISTEN PLACE 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3 AND 4 IN THE SUBDIVISION OF BLOCK 41 IN RAILROAD ADDITION TO TOWN OF HARLEM IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011240874 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Common Address: 205 Circle Avenue, Unit 1C, Forest Park, Illinois 60130

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

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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.

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:

ASSOC. JUDGE DARRYL B. SIMKO

APR 12 2011

J U D G E

CIRCUIT COURT 1825

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