

1/2

QUIT CLAIM DEED

Secretary (ILLINOIS)
(corporation to corporation)

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Doc#: 1112649002 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/06/2011 09:14 AM Pg: 1 of 7

THE GRANTOR:

08-04078-PT-W08060169

Wells Fargo Bank N.A., a corporation created and existing under and by virtue of the laws of the State of South Carolina and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of TEN (\$10.00) DOLLARS, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Quit Claim to

The Secretary of Housing and Urban Development

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 77 West Jackson Blvd 27th Floor, Chicago IL 60604, party of the second part, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited.

Permanent Real Estate Index Number(s): 25-29-400-022-0000; 25-29-400-023-0000
Address(es) of Real Estate: 12339 South Racine Avenue, Calumet Park, IL 60827

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ Vice President Loan Documentation, and attested by its _____, this 29th day of March, 2011.

NAME OF CORPORATION: Wells Fargo Bank N.A.
BY:

ATTEST:

IMPRESS
NOTARIAL
SEAL HERE

JODY BRAY
Vice President Loan Documentation

TINA FELICE
Vice President Loan Documentation

PREMIER TITLE

UNOFFICIAL COPY

State of Iowa, County of Dallas ss. I, the undersigned, a Notary Public, in and for the County and State

aforesaid, DO HEREBY CERTIFY, that Jody Bray personally known to me to be the Vice President of Loan Documentation

the corporation, and Tina Felice personally known to be to be the U.P. Loan Documentation Secretary of the said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such U.P. Loan Doc. President and U.P. Loan Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 official seal, this 24 day of March 2011

Commission expires Sept 26 2012

NOTARY PUBLIC

Joan Gomez

THIS INSTRUMENT WAS PREPARED BY:
Freedman Anselmo Lindberg LLC
1807 W. Diehl Road, Ste. 333
Naperville, IL 60566



MAIL TO:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Road, Ste. 333
Naperville, IL 60566

OR RECORDERS OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, South Carolina 29715

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph L Section 4,
Real Estate Transfer Act

Date: 4/8/2011

Signature: [Signature]

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

Harrington, Moran, & Barksdale
330 Main Street, #
Hartford, CT 06106
860-244-2783

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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LEGAL DESCRIPTION

LOT 22 AND 23 IN BLOCK 4 IN W.F. KAISER'S AND COMPANY'S FAIRLAND
SUBDIVISION OF THE
EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST
1/4 OF THE
SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE
THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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

WELLS FARGO BANK, NA;	EXHIBIT A)	
)	Plaintiff,)
)	08 CH 31849
	vs.)	
EDITH M. FORD;)	
)	Defendants,)

Calendar 59

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:

LOT 22 AND 23 IN BLOCK 4 IN W.F. KAISER'S AND COMPANY'S FAIRLAND SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 12339 S. Racine Ave., Calumet Park, IL 60827. PIN 25-29-400-022 & 25-29-400-023.

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

The real property was last inspected by movant or movant's agent on: December, 25, 2009

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.

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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 entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed; 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 Edith M. Ford from the mortgaged real estate commonly known as 12329 S. Racine Ave., Calumet Park, IL 60827 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.

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

ENTER:

Dated: _____

Freedman Anselmo Lindberg & Rappe, LLC
1807 West Diehl Road
Suite 333
Naperville, Illinois 60563-1890
(630) 983-0770
Jason Newman ARDC #6275591, Cook County #39765

JUDGE DAVID B. ATKINS
MAR 10 2010
Circuit Court - 1879

Drew Hohensee
1 Home Campus
Des Moines, IA 50328


414-214-9270

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL 4/26/11



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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 5/3, 20 11

Signature: *Arneij Edmich*
Grantor or Agent

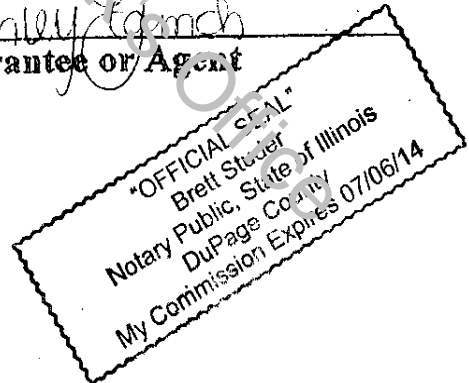


Subscribed and sworn to before me
By the said _____
This 3 day of 5, 20 11
Notary Public *Brett Studer*

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 5/3, 20 11

Signature: *Ashley Edmich*
Grantee or Agent



Subscribed and sworn to before me
By the said _____
This 3 day of 5, 20 11
Notary Public *Brett Studer*