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08-04078-PT. W08060169

Doc#: 1112649003 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/06/2011 09:15 AM Pg: 1 of 7

QUIT CLAIM DEED
Statutory (Illinois)
(Corporation to Corporation)

THE GRANTOR:

The Secretary of Housing and Urban Development, a corporation created and existing under and by virtue of the laws of the State of Illinois 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

Wells Fargo Bank N.A.

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 3476 Stateview Blvd, Fort Mill SC 2971, 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

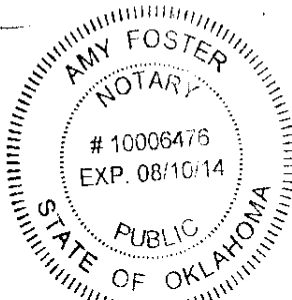
to these presents by its Director, Servicing and Loss Mitigation Division, and attested by its Deputy Director, Servicing and Loss Mitigation Division, this 25th day of March, 2011.
NAME OF CORPORATION: The Secretary of Housing and Urban Development

Sharon Lundstrom
BY: Sharon Lundstrom
Director, Servicing and Loss Mitigation Division

PREMIER TITLE

UNOFFICIAL COPY

Felicia B. Jones
ATTEST: Felicia B. Jones
Deputy Director, Servicing and Loss Mitigation Division



IMPRESS
NOTARIAL
SEAL HERE

State of Oklahoma, County of Oklahoma ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Sharon Lundstrom personally known to me to be the Director, Servicing and Loss Mitigation Division, Secretary of Housing and Urban Development, and Felicia B. Jones personally known to me to be the Deputy Director, Servicing and Loss Mitigation Division, 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 Sharon Lundstrom, Director, Servicing and Loss Mitigation Division and Felicia B. Jones, Deputy Director, Servicing and Loss Mitigation Division, 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 25th day of March 2011.
Commission expires August 10 2014

NOTARY PUBLIC *Amy Foster*

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: *Carl Stone*

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

Contact:
Drew Hohensee
Home campus
Des Moines, IA 50328
414-24-9270

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

UNOFFICIAL COPY

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:

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

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


Drew Hohensee
1 Home Campus
Des Moines, IA 50328
414-211-9270

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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



UNOFFICIAL COPY

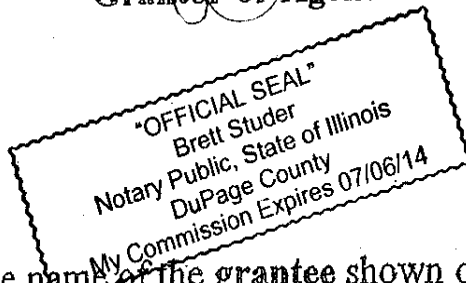
STATEMENT BY GRANTOR AND GRANTEE

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 5/3, 2011

Signature: *Ashley Thomas*
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 3 day of 5, 2011
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, 2011

Signature: *Ashley Thomas*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 3 day of 5, 2011
Notary Public *Brett Studer*

