

# UNOFFICIAL COPY

09-07481-PT- W09110114  
JUDICIAL SALE DEED



Doc#: 1118749008 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/06/2011 09:32 AM Pg: 1 of 5

PREMIER TITLE

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 July 15, 2010 in Case No. 09 CH 49292 entitled Wells Fargo Bank, N.A. vs. Carl D. Wingo, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on October 18, 2010, does hereby grant, transfer and convey to The Secretary of Housing and Urban Development the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 2 (EXCEPT THE NORTH 4 FEET THEREOF) THE NORTH 19 FEET OF LOT 3 IN BLOCK 16, IN SHEPARD'S MICHIGAN AVENUE NO. 3, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2 AND IN THE NORTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 359972, IN COOK COUNTY, ILLINOIS. P.I.N. 29-02-424-030-0000 Commonly known as 14505 South Woodlawn Avenue, Dolton, IL 60419.

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 20, 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 April 20, 2011 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

OFFICIAL SEAL  
NICOLE SORAGHAN  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 06/04/13

Nicole Soraghan  
Notary Public

Prepared by Andrew Schusteff, 120 W. Madison St. Chicago, IL 60602.  
Exempt from tax under 35 ILCS 200/31-45(1) Carlyly Lynch, April 20, 2011. No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

RETURN TO: ADDRESS OF GRANTEE/MAIL TAX BILLS TO:  
Freedman, Anselmo, Lindberg  
1807 W. Diehl Rd., Suite 333  
Naperville, IL 60563  
The Secretary of Housing & Urban Development  
77 W Jackson Blvd  
8th Floor  
Chicago IL 60604  
Arrington, Moran & Barksdale  
330 Main St  
Hartford, CT 06106  
(860) 244-2783

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

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO)  
 NORWEST MORTGAGE, INC. Plaintiff,) 09 ch 49292  
 vs. )  
 CARL D. WINGO; MARTHA M. WILLIAMS WINGO; TSM )  
 MORTGAGE INC., D/B/A THE MONEY STORE; STATE )  
 OF ILLINOIS; CAPITAL ONE BANK; DISCOVER BANK;) )  
 MIDLAND FUNDING LLC; UNKNOWN OWNERS AND )  
 NON-RECORD CLAIMANTS Defendants,)

Calendar 62

### 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 2 (EXCEPT THE NORTH 4 FEET THEREOF) THE NORTH 19 FEET OF LOT 3 IN BLOCK 16, IN SHEPARD'S MICHIGAN AVENUE NO. 3, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2 AND IN THE NORTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 359972, IN COOK COUNTY, ILLINOIS. Commonly known as: 14505 South Woodlawn Avenue, Dolton, IL 60419. PIN: 29-02-124-030-0000.

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: October, 19, 2010

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.

#### 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;

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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 Carl D. Wingo, Martha M. Williams Wingo from the mortgaged real estate commonly known as 14505 South Woodlawn Avenue, Dolton, IL 60419 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.

That the Municipality or County may contact the below with concerns about the real property:

Wells Fargo Bank, N.A. c/o Wells Fargo Bank, NA, Attn: Drew Hohensee, 1 Home Campus, Des Moines, IA 50328 (414) 214-9270

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

ENTER:

*[Signature]*  
Judge

Dated: *[Signature]* Apr 11, 2011

ENTERED  
JUDGE MARGARET A. BRENNAN 1846  
APR 11 2011  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK


Freedman Anselmo Lindberg LLC  
1807 West Diehl Road  
Suite 333  
Naperville, Illinois 60563-1890  
(630) 983-0770  
Cook County Attorney #26122

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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



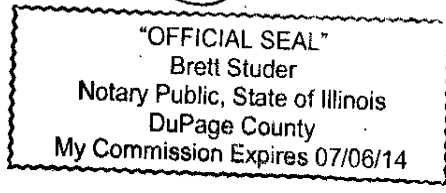
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 6/29, 2011

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said  
This 29 day of June, 2011  
Notary Public [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.

Date 6/29, 2011

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said  
This 29 day of June, 2011  
Notary Public [Signature]

