

UNOFFICIAL COPY

10-03652-PT

W10060290

JUDICIAL SALE DEED



Doc#: 1125555004 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2011 11:30 AM Pg: 1 of 6

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 April 13, 2011 in Case No. 10 CH 29475 entitled Wells Fargo Bank, NA vs. Thomas W. Welch, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on July 14, 2011, does hereby grant, transfer and convey to The Secretary of Veteran's Affairs the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

PREMIER TITLE

LOT 44 IN BLOCK 9 IN GOLD COAST MANOR SUBDIVISION IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 26, 1955 AS DOCUMENT NUMBER 16216020 IN COOK COUNTY, ILLINOIS. P.I.N. 30-20-312-023-0000 Commonly known as 441 163rd Place, Calumet City, IL 60409.

PREMIER TITLE, 1350 W NORTH WEST HWY, ARLINGTON HEIGHTS, IL 60004

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 August 29, 2011.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest [Signature]  
Secretary

[Signature]  
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on August 29, 2011 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

NICOLE SORASHAN  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06/04/13  
200 W. Madison St.  
Chicago, IL 60602.

[Signature]  
Notary Public

Prepared by A. Schusteff, August 29, 2011. No Exempt from tax under 35 ILCS 200/31-45(1) 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 Veterans Affairs  
Fort Snelling  
1 Federal Drive  
St. Paul, MN 55111  
Seri Parker  
2375 North Glenville Dr  
Mail Station, TX 2-983-01-01  
Richardson, TX 75082  
(972) 498-6518

# UNOFFICIAL COPY

W10060290  
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION

US FARGO BANK, NA	)	
	)	Plaintiff,
	)	10 CH 29475
vs.	)	
THOMAS W. WELCH; RITA A. WELCH; COLE TAYLOR	)	
BANK;	)	Defendants,

Calendar

## 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 4, IN BLOCK 9 IN GOLD COAST MANOR SUBDIVISION IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 26, 1955 AS DOCUMENT NUMBER 16216020 IN COOK COUNTY, ILLINOIS. Commonly known as: 441 163rd Place, Calumet City, IL 60409. PIN: 30-20-312-023-0000.

The real property that is the subject matter of this proceeding is a single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act.

The real property was last inspected by movant or movant's agent on: July, 16, 2011

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;

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;

**UNOFFICIAL COPY**

That the proceeds of said sale were insufficient to satisfy the judgment and that there shall be an IN REM deficiency judgment entered in the sum of (\$71,207.73), with interest thereon as provided by statute against the subject property;

That the Plaintiff will not pursue collection of the note;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; 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 Thomas W. Welch, Rita A. Welch from the mortgaged real estate commonly known as 441 163rd Place, Calumet City, IL 60409 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, NA c/o Wells Fargo Bank, NA 1 Home Campus,  
Des Moines, IA 50328 (414) 214-9270 Attn: Drew Hohensee

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

**JUDGE DAVID B. ATKINS**

ENTER:

**AUG 22 2011**

Judge **Circuit Court - 1879**

Dated: \_\_\_\_\_

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

**UNOFFICIAL COPY**

That the proceeds of said sale were insufficient to satisfy the judgment and that there shall be an IN REM deficiency judgment entered in the sum of (\$71,207.73), with interest thereon as provided by statute against the subject property;

That the Plaintiff will not pursue collection of the note;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; 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 Thomas W. Welch, Rita A. Welch from the mortgaged real estate commonly known as 441 163rd Place, Calumet City, IL 60409 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, NA c/o Wells Fargo Bank, NA 1 Home Campus,  
Des Moines, IA 50328 (414) 214-9270 Attn: Drew Hohensee

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**

**AUG 22 2011**

Judge

**Circuit Court - 1879**

Dated: \_\_\_\_\_

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

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

Notary Public for Cook County Illinois  
Notary Public for Cook County Illinois  
*Harold Brun*  
Notary Public for Cook County Illinois  
Clerk of Cook County Illinois  
of Cook County Illinois  
8/30/11

# UNOFFICIAL COPY

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 9/8, 2011

Signature: Lisa Kawa

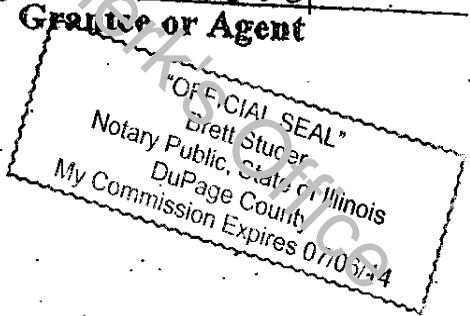


Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 8 day of Sept, 2011  
Notary Public Brett Studer

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 9/8, 2011

Signature: Lisa Kawa



Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 8 day of Sept, 2011  
Notary Public Brett Studer