

# UNOFFICIAL COPY

10-00187-PT W10010019  
JUDICIAL SALE DEED



Doc#: 1125649000 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/13/2011 08:58 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 October 8, 2010 in Case No. 10 CH 25763 entitled BANK OF AMERICA NATIONAL ASSOCIATION vs HARRIET MCCULLOUGH-RIZZI, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on May 19, 2011, does hereby grant, transfer and convey to Bank of America National Association as Successor by Merger to LaSalle Bank National Association, as Trustee under the Trust Agreement for the Structured Asset Investment Loan Trust Series 2004-BNC2 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOTS 26 AND 27 IN BLOCK 4 IN 103RD STREET ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 24-17-104-033-0000 and 24-17-104-034-0000 Commonly known as 6104 WEST MARSHALL AVENUE, CHICAGO RIDGE, IL 60415.

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 24, 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 24, 2011 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

OFFICIAL SEAL  
NICOLE SCRAGHAN  
NOTARY PUBLIC - STATE OF ILLINOIS

[Signature]  
Notary Public

Prepared by A. Schusteff, 120 E. Madison St. Chicago IL 60602.  
Exempt from tax under 35 ILCS 200/31-45 (1) [Signature], August 24, 2011. No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

RETURN TO:  
Freedman, Anselmo, Lindberg  
1807 W. Diehl Rd., Suite 333  
Naperville, IL 60563

ADDRESS OF GRANTEE/MAIL  
Bank of America NA  
3470 Stateview Blvd  
Fort Mill, SC 29715

TAX BILLS TO:  
Drew Hohenesee  
Home Campus  
Des Moines, IA 50328  
(414) 214-9270

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

BANK OF AMERICA NATIONAL ASSOCIATION AS )  
SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL )  
ASSOCIATION, AS TRUSTEE UNDER THE TRUST )  
AGREEMENT FOR THE STRUCTURED ASSET INVESTMENT )  
LOAN TRUST SERIES 2004-BNC2 Plaintiff, )

10 CH 25763

vs. )  
HARRIET MCCULLOUGH-RIZZI; JOHN J. SKUZINSKI, )  
III; STACEY L. SKUZINSKI; JOE VARAN; TRI-STATE )  
BRICK, CO; VILLAGE OF CHICAGO RIDGE; UNKNOWN )  
OWNERS AND NON-RECORD CLAIMANTS; 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:

LOTS 26 AND 27 IN BLOCK 4 IN 103RD STREET ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 6104 WEST MARSHALL AVENUE, CHICAGO RIDGE, IL 60415 PIN: 24-17-104-033-0000 and 24-17-104-034-0000.

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: May, 26, 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

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approved, ratified and confirmed.

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 (\$104,250.20), 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 HARRIET MCCULLOUGH-RIZZI, JOHN J. SKUZINSKI, III, STACEY L. SKUZINSKI from the mortgaged real estate commonly known as 6104 WEST MARSHALL AVENUE, CHICAGO RIDGE, IL 60415 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:

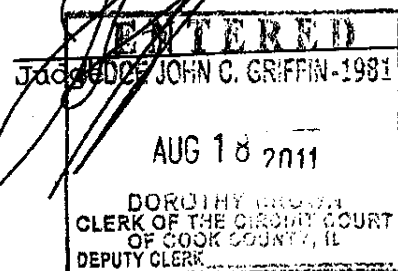
BANK OF AMERICA NATIONAL ASSOCIATION c/o Wells Fargo Bank, NA 1 Home Campus, Des Moines, IA 50328 (414) 214-9270 Attn: Drew Hohensee

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

ENTER:

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

8.17.11  
 5:30 AM  
 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

*Dorothy Brown*  
8-23-11

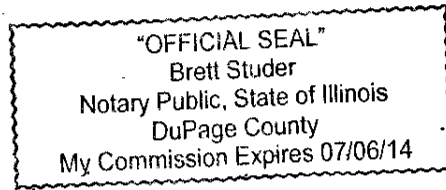
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 9/9, 2011

Signature: Lisa Kauer  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 9 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 9/9, 2011

Signature: Lisa Kauer  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 9 day of Sept, 2011  
Notary Public Brett Studer

