

JUDICIAL SALE DEED



Doc#: 1126245015 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2011 10:24 AM Pg: 1 of 5

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 November 29, 2010 in Case No. 09 CH 18692 entitled Citimortgage vs. Patterson 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 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.

THAT PART OF LOT 5 IN THE SUBDIVISION OF HEIRS OF ELIZABETH BERGER, OF THE EAST 1/2 OF THE WEST 182 OF THE NORTHWEST 1/4 (EXCEPT THEREFROM THE SOUTH 25 ACRES AND 1.38 ACRES IN THE NORTHEAST CORNER) OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5; THENCE DUE SOUTH PARALLEL WITH INGLESIDE AVENUE FOR A DISTANCE OF 100 FEET TO A POINT; THENCE DUE EAST FOR A DISTANCE OF 200 WEST TO A POINT, THENCE DUE NORTH 100 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LOT 5; THENCE DUE WEST ALONG THE NORTH BOUNDARY LINE OF LOT 5 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. P.I.N. 29-11-111-027. Commonly known as 14713 South Ingleside Street, 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 August 17, 2011.

INTERCOUNTY JUDICIAL SALES CORPORATION

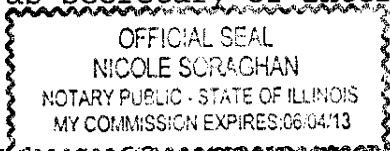
Attest *Nathan H. Lichtenstein*

*Andrew D. Schusteff*

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on August 17, 2011 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



*Nicole Scraghan*  
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from real estate transfer tax under 35 ILCS 200/31-45(1).

RETURN TO: *see attached*

# UNOFFICIAL COPY

Exempt under provision of Paragraph 1, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

8/12/11  
Date

[Signature]  
Buyer, Seller or Representative

RETURN TO:

Ira T. Nevel  
The Law Offices of Ira T. Nevel, LLC  
Attorney No. 18837  
175 N. Franklin St. Suite 201  
Chicago, IL 60606  
(312) 357-1125

GRANTEE AND TAXES TO:

Secretary of Housing and Urban Development  
77 W. Jackson Blvd.  
Chicago, IL 60604

CONTACT INFORMATION:

Dawn Schwenteker  
5280 Corporate Dr.  
Frederick, MD 21703  
(636) 261-7551

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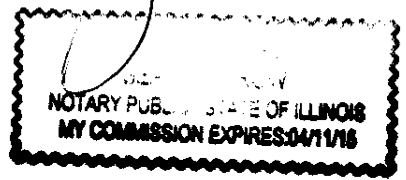
## STATEMENT BY GRANTOR AND GRANTEE

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 9/16, 2011

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Sean Morrow  
This 16, day of September 2011  
Notary Public Sean Morrow

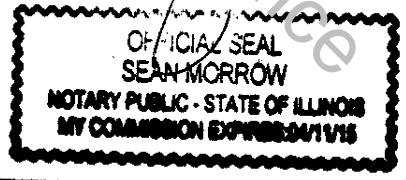


The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated 9/16, 2011

Signature: [Handwritten Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Sean Morrow  
This 16, day of September 2011  
Notary Public Sean Morrow



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

**UNOFFICIAL COPY**

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

CITIMORTGAGE, INC., ASSIGNEE OF LASALLE BANK,  
 FSB,

Plaintiff(s),

vs.

VINCENT PATTERSON AND TAMI GIBSON  
 PATTERSON, UNITED STATES OF AMERICA, UNDER  
 HUD MORTGAGE RECORDED AS DOCUMENT  
 NUMBER 0010218949,

Defendant(s).

Case No. 09 CH 18692  
 Calendar No. 58

**ORDER CONFIRMING SALE**

NOW COMES Shelly K. Hughes, Supervisor of Intercounty Judicial Sales Corp., and files herein her Report of Sale and Distribution of the proceeds of Sale of the premises involved herein.

The Court finds that Intercounty Judicial Sales Corp. has, in all things, proceeded in accordance with all the terms of the Judgment heretofore entered in making the Sale of the premises involved herein and in distributing the proceeds derived from said Sale;

The Court find that the subject property is improved by a Single Family Residence, and was last inspected by the Plaintiff or its agents on June 29, 2011; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$285,619.72, (TWO HUNDRED EIGHTY FIVE THOUSAND SIX HUNDRED NINETEEN DOLLARS AND SEVENTY TWO CENTS) and that Intercounty Judicial Sales Corp. has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$300.00.

The Court further finds that under said Judgment, there remains no surplus or deficiency and that the proceeds of the Sale are sufficient to pay in full the amount due the Plaintiff, including fees, disbursements and commission of said Sale.

Municipality may contact the below with concerns about the real property:

Holder of the Certificate of Sale: PLAINTIFF  
 CONTACT DAWN SCHWENTKER  
 ADDRESS 5280 CORPORATE DRIVE  
 FREDRICK, MARYLAND 21703  
 TELEPHONE NUMBER: (636)261-7551

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That said Sale of the premises included herein by Intercounty Judicial Sales Corp. and the distribution by them of the proceeds of Sale and their Report of Sale and Distribution be and they are hereby in all respects approved, ratified and confirmed.

IT IS FURTHER ORDERED that an Order of Possession be and is hereby entered. The Sheriff of Cook County be and is hereby directed to evict only the Defendants, VINCENT

**UNOFFICIAL COPY**

PATTERSON AND TAMI GIBSON PATTERSON, UNITED STATES OF AMERICA, UNDER HUD MORTGAGE RECORDED AS DOCUMENT NUMBER 0010218949, from the premises described as the following:

THAT PART OF LOT 5 IN THE SUBDIVISION OF HEIRS OF ELIZABETH BERGER, OF THE EAST 1/2 OF THE WEST 182 OF THE NORTHWEST 1/4 (EXCEPT THEREFROM THE SOUTH 25 ACRES AND 1.38 ACRES IN THE NORTHEAST CORNER) OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5: THENCE DUE SOUTH PARALLEL WITH INGLESIDE AVENUE FOR A DISTANCE OF 100 FEET TO A POINT; THENCE DUE EAST FOR A DISTANCE OF 200 FEET TO A POINT; THENCE DUE NORTH 100 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LOT 5; THENCE DUE WEST ALONG THE NORTH BOUNDARY LINE OF LOT 5 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Common Address: 14713 SOUTH INGLESIDE STREET DOLTON IL 60419

and place in possession Plaintiff, CITIMORTGAGE, INC., ASSIGNEE OF LASALLE BANK, FSB. No occupant of the property not specifically named in the caption may be evicted pursuant to this Order without a Supplemental Order for Possession or an Order of Possession pursuant to a Forcible Entry and Detainer Complaint. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701(d).

IT IS FURTHER ORDERED that Inte County Judicial Sales Corp. be and is hereby ordered, upon presentation by the successful bidder of the duly issued Certificate of Sale, to immediately issue a Judicial Deed for the subject premises to the successful bidder. All claims of parties to the foreclosure are hereby terminated and barred pursuant to 735 ILCS 5/15-1509 (c).

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either State or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Deed issued hereunder without any exemption stamps.

**Plaintiff shall send a copy of this Order to the Defendants by regular mail within seven (7) days.**

ENTERED:

ASSOC. JUDGE DARRYL B. SHANKO

JUDGE

AUG 12 2011

CIRCUIT COURT - 1823

Attorney No. 18837  
**LAW OFFICES OF IRA T. NEVEL, LLC**  
 Ira T. Nevel  
 Timothy R. Yuell  
 Greg Elsnic  
 Michelle R. Ratledge  
 Lauren Lukoff  
 Meira Greenberg  
 175 North Franklin St. Suite 201  
 Chicago, Illinois 60606  
 (312) 357-1125  
 SL