

10-04431-PT-W/0070210

JUDICIAL SALE DEED



Doc#: 1131245049 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/08/2011 01:28 PM Pg: 1 of 7

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on April 5, 2011, in Case No. 10 CH 39236, entitled WELLS FARGO BANK, NA vs. RAFAEL A. GONZALEZ, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on July 8, 2011, does hereby grant, transfer, and convey to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 27 (EXCEPT THE WEST 5 FEET THEREOF) AND THE WEST 10 FEET OF LOT 28 IN BLOCK 1 IN SHONT'S AND DRAKE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, AND OF BLOCKS 5 AND 6 IN MORTON PARK, A SUBDIVISION OF THE NORTHEAST 1/4 AND SAID SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4838 WEST 22ND PLACE, Cicero, IL 60804

Property Index No. 16-28-203-019-0000

Grantor has caused its name to be signed to those present by its President on this 11th day of October, 2011.

The Judicial Sales Corporation

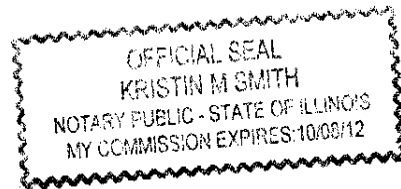
By: [Signature]
August R. Butera
President

State of IL, County of COOK ss, I, Kristin M Smith, a Notary Public, in and for the County and State aforesaid, do hereby certify that August R. Butera, personally known to me to be the President of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her 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 seal on this

11th day of October, 2011

[Signature]
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

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

10/18/2011 [Signature]

**UNOFFICIAL COPY****Judicial Sale Deed**

Date                      Buyer, Seller or Representative

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**

One South Wacker Drive, 24th Floor

Chicago, Illinois 60606-4650

(312)236-SALE

Grantee's Name and Address and mail tax bills to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, by assignment

3476 Stateview Blvd

Fort Mill, SC 29715

Contact Name and Address:

Contact:

James M. Tieren

Address:

One S. Wacker Dr. Suite 1400Chicago, IL 60604

Telephone:

312-368-0000

Mail To:

FREEDMAN ANSELMO LINDBERG LLC

1807 W. DIEHL ROAD, SUITE 333

NAPERVILLE, IL, 60563

(866) 402-8661

Att. No. 26122

File No. W10070260

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

**PREMIER TITLE**  
**1350 W. NORTHWEST HIGHWAY**  
**ARLINGTON HEIGHTS, IL 60004**  
**(847) 255-7100**

UNOFFICIAL COPY V10070260

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

WELLS FARGO BANK, NA

Plaintiff,

-v.-

10 CH 39236

RAFAEL A. GONZALEZ, MARCIA GONZALEZ

Defendant

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF 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 premises, which are the subject of the matter captioned above and described as:

LOT 27 (EXCEPT THE WEST 5 FEET THEREOF) AND THE WEST 10 FEET OF LOT 28 IN BLOCK 1 IN SHONTS AND DRAKE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, AND OF BLOCKS 5 AND 6 IN MORTON PARK, A SUBDIVISION OF THE NORTHEAST 1/4 AND SAID SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4838 WEST 22ND PLACE, Cicero, IL 60804

Property Index No. 16-28-203-019-0000.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a multi-family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on July 13, 2011

IT IS THEREFORE ORDERED:

~~That the sale of the premises 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 fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

# UNOFFICIAL COPY

## Order Approving Report of Sale

That there shall be an IN REM deficiency judgment entered in the sum of \$94,093.63 with interest thereon as by statute provided, against the subject property

That any Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder a deed sufficient to convey title.

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

Grantee or Mortgagee:

Contact: DREW HOHENSEE  
Address: 1 HOME CAMPUS  
DES MOINES, IA 50328  
Telephone Number: (414) 214-9270

IT IS FURTHER ORDERED:

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess RAFAEL A. GONZALEZ, MARCIA GONZALEZ from the premises commonly known as 4838 WEST 22ND PLACE, Cicero, IL, 60804

The Sheriff cannot evict until 30 days after the entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

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 Deed issued hereunder without affixing any transfer stamps.

The Plaintiff will not pursue collection on the note.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: \_\_\_\_\_

ENTER: \_\_\_\_\_

Associate Judge William G. Pileggi

SEP 27 2011

Judge

Circuit Court - 1764

FREEDMAN ANSELMO LINDBERG LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL 60563  
(866) 402-8661  
Attorney File No. W10070260  
Attorney ARDC No. 6275591  
Attorney Code. 26122  
Case Number: 10 CH 39236

# UNOFFICIAL COPY

W10070260

## IN THE CIRCUIT COURT OF COOK COUNTY COOK COUNTY, ILLINOIS

Wells Fargo Bank, NA

Plaintiff,

vs.

Rafael A. Gonzalez; Marcia Gonzalez;

Defendants.

CASE NO. 10 CH 39236

Calendar 56

### ORDER

THIS CAUSE coming on to be heard on motion of the Plaintiff, Wells Fargo Bank, NA, for an Order Vacating Dismissal Order, due notice having been given and the Court being fully advised in the premises,

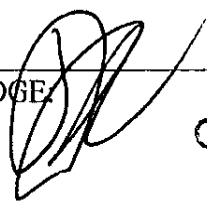
IT IS HEREBY ORDERED:

The Dismissal Order entered August 16, 2011 is hereby vacated.

DATE ENTER:

Associate Judge William G. Pileggi

JUDGE



SEP 20 2011

Circuit Court - 1764

FREEDMAN ANSELMO LINDBERG LLC

1807 W. Diehl Rd., Ste 333

Naperville, IL 60566-7228

630-983-0770 866-402-8661

630-428-4620 (fax)

Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,

Peoria 1794, Winnebago 3802, IL 03126232

Louis Freedman- 3126104, Thomas Anselmo- 3125949, Steven Lindberg- 3126232,

Doug Oliver - 6273607, G. Stephen Caravajal, Jr. - 6284718, Clay A. Mosberg- 1972316,

Karl V. Meyer- 6220397, Bryan D. Hughes- 6300070, Ann W. Lopez- 6190037,

Jonathan Nusgart- 6211908, William B. Kalbac- 6301771, Sarah K. Lash- 6300299,

John Gerrity- 6303376, W. Brandon Rogers- 6302871,

Jason A. Newman, Of Counsel, • 6275591

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Property of Cook County Clerk's Office

I hereby certify that the enclosed is a true and correct copy of the original as the same appears on the records of the County Clerk's Office.

*Archie Brown*

10/12/11

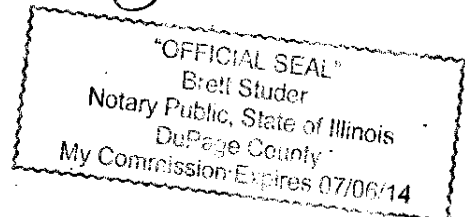
# UNOFFICIAL COPY

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 11/7, 2011

Signature: *Brett Studer*  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 7 day of 11, 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 11/7, 2011

Signature: *Brett Studer*  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 7 day of 11, 2011  
Notary Public *Brett Studer*

