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11-0435-PT F11020271
JUDICIAL SALE DEED



Doc#: 1131349031 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/09/2011 03:06 PM 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 June 29, 2011 in Case No. 11 CH 10150 entitled LNV Corporation vs. John A. Woods, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on August 25, 2011, does hereby grant, transfer and convey to LNV Corporation the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

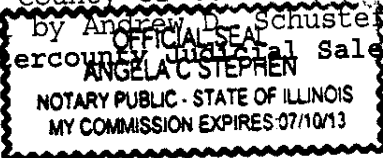
LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12) IN BLOCK FIVE (5) IN COLUMBIA ADDITION TO HARVEY, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION NINETEEN (19) TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 29-19-408-030, 29-19-408-031, 29-19-408-032, 29-19-408-033, 29-19-408-034, 29-19-408-035 Commonly known as 16430 Winchester Avenue, Markham, IL 60428.

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 October 17, 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 October 17, 2011 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Angela C. Stephen
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.
Exempt from tax under 35 ILCS 200/31-45(1) Ashey Amch, October 17, 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
LNV Corporation 7195 Dallas Parkway Plano, TX 75024
Julie Kohn 1 Corporate Dr. Ste 300 Lake Zurich IL 60047 847-550-7583

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✓ A ✓

F11020271

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

LVN CORPORATION;

Plaintiff,)

11 CH 10150

CALENDAR 56

vs.

JOHN A. WOODS; JOELLA WOODS;

Defendants,)

16430 Winchester Avenue,
Markham, IL 60428

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 SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12) IN BLOCK FIVE (5) IN COLUMBIA ADDITION TO HARVEY, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION NINETEEN (19), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 16430 Winchester Avenue, Markham, IL 60428. PIN: 29-19-408-030, 29-19-408-031, 29-19-408-032, 29-19-408-033, 29-19-408-034, 29-19-408-035.

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: August, 27, 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;

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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;

That the Plaintiff will not pursue collection of the note; 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:

*No sooner than 30 days **

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate 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, from the entry of this Order John A. Woods, Joella Woods from the mortgaged real estate commonly known as 16430 Winchester Avenue, Markham, IL 60428, without further Order of Court.

(Whindy) 30 days after the entry of this order PO

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:

LNV Corporation c/o Julie Kohn 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047 (847) 550-7583 .

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

ENTER:

P
Judge
ULI - 7 2011
Circuit Court - 1953

Dated: _____

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

10/25/11



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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 11-8, 2011

Signature: *Angela O...*
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 8, day of _____, 2011
Notary Public *Rachel Grachen*



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 11-8, 2011

Signature: *Angela O...*
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 8, day of _____, 2011
Notary Public *Rachel Grachen*

