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V1
11-00056-PT F10120580
JUDICIAL SALE DEED



Doc#: 1135449019 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2011 10:50 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 July 20, 2011 in Case No. 11 CH 1717 entitled Wells Fargo Bank, NA vs. Ronald L. Winston, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on October 21, 2011, does hereby grant, transfer and convey to Federal National Mortgage Association the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 1 HUGUELETS ADDITION TO IVANHOE, IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 29-09-115-001-0000 Commonly known as 203 West 146th Street, Dolton, Illinois 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 November 29, 2011.

Attest Nathan H. Lichtenstein
Secretary

Andrew D. Schusteff
President

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



Nicole Soraghan
Notary Public

Prepared by A. Schusteff, 120 W. Madison St Chicago, IL 60602.
Exempt from tax under 35 ILCS 200/31-45(1) Att'd, November 29, 2011. No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.
RETURN TO:

Frederick Arredondo Lindberg LLC
1007 W. Diehl Rd, Suite 333
Naperville IL 60563

ADDRESS OF GRANTEE/MAIL TAX BILLS TO:
Federal National Mortgage Association
3476 Stearns Ave
Fort Mill, SC 29715

JAMES M TILGER
One S. Wacker Dr. Suite 1400
Chicago IL 60606
312-368-6200

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F10120580

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

WELLS FARGO BANK, NA)	
	Plaintiff,)	11 CH 1717
vs.)	
RONALD L. WINSTON; UNITED GUARANTY)	
RESIDENTIAL INSURANCE COMPANY OF NORTH)	
CAROLINA; DISCOVER BANK;	Defendants,)	

Calendar 62

203 West 146th Street, Dolton,
Illinois 60419

**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 1 HUGUELETS ADDITION TO IVANHOE, IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 203 West 146th Street, Dolton, Illinois 60419. PIN: 29-09-115-001-0000.

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: October, 25, 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 proceeds of said sale were insufficient to satisfy the judgment;

That there shall be an IN PERSONAM deficiency judgment entered in the sum of (\$96,378.38), with interest thereon as provided by statute against Ronald L. Winston, and an IN REM deficiency judgment entered in the sum of (\$96,378.38), against the subject property as provided by Section 1508(e) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1508(e)) and that execution may issue;

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 Ronald L. Winston from the mortgaged real estate commonly known as 203 West 146th Street, Dolton, Illinois 60419 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

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

11/30/11



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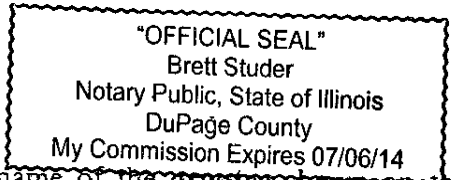
STATEMENT BY GRANTOR AND GRANTEE

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 12-10, 2011

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 14 day of _____, 2011
Notary Public [Handwritten Signature]



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 12-16, 2011

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 16 day of _____, 2011
Notary Public [Handwritten Signature]

