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1010-05459-PT

W10090040

JUDICIAL SALE DEED



Doc#: 1203055040 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/30/2012 12:55 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 April 15, 2011 in Case No. 10 CH 41362 entitled Wells Fargo Bank, NA vs. David M. Burchert, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on October 18, 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:

PARCEL 1: UNIT 201-A IN PARK COLONY CONDOMINIUM BUILDING NO. 19 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT

NUMBER 25596211 AS AMENDED FROM TIME TO TIME IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NUMBER 25596208. P.I.N. 09-15-103-014-1009 Commonly known as 9204 Bumble Bee Drive, Unit 201A, Des Plaines, IL 60016.

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 January 12, 2012.

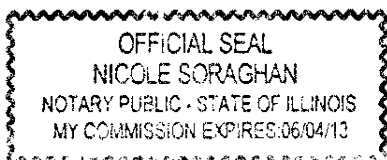
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on January 12, 2012 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Notary Public

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

Exempt from tax under 35 ILCS 200/31-45(1) Ashley Jamon, January 12, 2012. 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

FNMA
3476 Stateview Blvd
Fort Mill, SC 29715

Bill Demers
FNMA International Plaza 1
14221 Dallas Parkway
13th Floor
Dallas, TX 75254
(214) 242-8214

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W10090040
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
 COUNTY DEPARTMENT - CHANCERY DIVISION

WELLS FARGO BANK, NA;)
) Plaintiff,) 10 CH 41362
 vs.)
 DAVID M. BURCHERT; PARK COLONY HOMEOWNERS)
 ASSOCIATION; PARK COLONY CONDOMINIUM BUILDING))
 NO. 19 ASSOCIATION;) Defendants,)

Calendar 57

9204 Bumble Bee Drive, Unit 201A,
 Des Plaines, IL 60016

**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:

PARCEL 1: UNIT 201-A IN PARK COLONY CONDOMINIUM BUILDING NO. 19 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25596211 AS AMENDED FROM TIME TO TIME IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NUMBER 25596208. Commonly known as: 9204 Bumble Bee Drive, Unit 201A, Des Plaines, IL 60016. PIN: 09-15-103-014-1009.

The real property that is the subject matter of this proceeding is a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act.

The real property was last inspected by movant or movant's agent on: October 21, 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 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

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(\$83,645.69), with interest thereon as provided by statute against David M. Burchert and an IN REM deficiency judgment entered in the sum of (\$83,645.69), 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 Park Colony Condominium Building No. 19 Association, David M. Burchert from the mortgaged real estate commonly known as 9204 Bumble Bee Drive, Unit 201A, Des Plaines, IL 60016 without further Order of Court.

That the Park Colony Condominium Building No. 19 Association is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriff's sale pursuant to 765 ILCS 605/9(g)(3), and the Association shall modify its records accordingly. In the event of any resale of property, any statements of any liens, including a statement of the assessments, late charges, fines, or administrative/management fees and other charges due and owing as authorized and limited by the provisions of Section 9 of the Condominium Property Act or the condominium instruments, will not include any pre-foreclosure assessments and will show a \$0 balance as of the date of the first day of the month following the sheriff's sale.

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.

Cynthia Brown

Cynthia Brown
Clerk of the Circuit Court
of Cook County, IL



12/20/11

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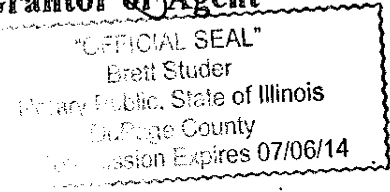
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 1/25, 2012

Signature: Ashley Danesh
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 25 day of 1, 2012
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 1/25, 2012

Signature: Ashley Danesh
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 25 day of 1, 2012
Notary Public Brett Studer

