

UNOFFICIAL COPY

JUDICIAL SALE DEED

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 September 29, 2011, in Case No. 11 CH 10052, entitled FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. FENESHA N. HUBBARD, 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 November 15, 2011, does hereby grant, transfer, and convey to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** the following described real estate situated in the County of Cook in the State of Illinois, to have and to hold forever:



Doc#: 1203418066 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/03/2012 04:05 PM Pg: 1 of 5

LOT 44 THE SOUTH HALF OF LOT 45 IN BLOCK 179 IN HARVEY, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE OF COOK COUNTY, ILLINOIS.

Commonly known as 14717 HONORE AVE., Harvey, IL 60426

Property Index No. 29-07-403-049-0000 Vol 0199

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 24th day of January, 2012.

The Judicial Sales Corporation

By:

Nancy R. Vallone
Chief Executive Officer

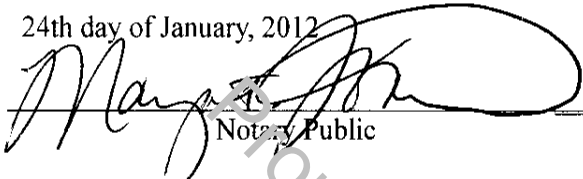
UNOFFICIAL COPY

Judicial Sale Deed

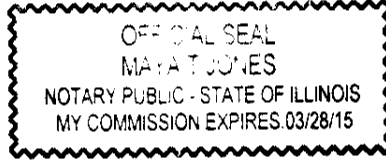
State of IL, County of COOK ss, I, Maya T Jones, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Chief Executive Officer 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

24th day of January, 2012



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 _____, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

2/2/12 _____
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

Contact Name and Address:

Contact: James Tiegen
Address: One South Wacker Dr. Suite 1400
Chicago, IL 60606
Telephone: 312-368-6200

Mail To:

JOHNSON, BLUMBERG & ASSOCIATES, LLC
230 W. Monroe Street, Suite #1125
Chicago, IL, 60606
(312) 541-9710
Att. No.
File No. 11-9024

*this deed is exempt from transfer tax stamps
per attached court order*

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Date: 2/2/12 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .

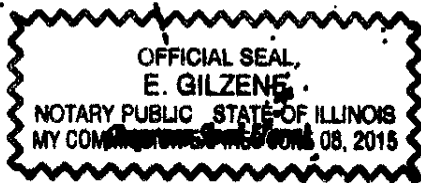


[Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Date: 2/2/12 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]
Notary Public

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 ABE to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

UNOFFICIAL COPY

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Plaintiff,

-v.-

11 CH 10052
14717 HONORE AVE.
Harvey, IL 60426

FENESHA N. HUBBARD

Defendants

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 44 THE SOUTH HALF OF LOT 45 IN BLOCK 179 IN HARVEY, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE OF COOK COUNTY, ILLINOIS.

Commonly known as 14717 HONORE AVE., Harvey, IL 60426

Property Index No. 29-07-403-049-0000 Vol. 0199.

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 single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 11/17/11

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;

That there shall be IN PERSONAM deficiency judgment entered in the sum of \$34,043.27 with interest thereon as by statute

UNOFFICIAL COPY

Order Approving Report of Sale

provided, in favor of plaintiff against: FENESHA N. HUBBARD

That The 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: FEDERAL NATIONAL MORTGAGE ASSOCIATION
 Contact: JAMES TIEGEN
 Address: 1 S. WACKER DRIVE SUITE 1400
 Chicago, IL 60606
 Telephone Number: (312) 368-6200

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 FENESHA N. HUBBARD from the premises commonly known as 14717 HONORE AVE., Harvey, IL, 60426.

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 Forecible 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.

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

Date: _____

ENTER: _____

Judge

JOHNSON, BLUMBERG & ASSOCIATES, LLC
 230 W. Monroe Street, Suite #1125
 Chicago, IL 60606
 (312) 541-9710
 Attorney File No. 11-9024
 Attorney Code
 Case Number: 11 CH 10052

