

2011-00156-PT F10120625
JUDICIAL SALE DEED

Doc#: 1215749022 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/05/2012 11:16 AM Pg: 1 of 6

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 February 15, 2012 in Case No. 11 CH 2347 entitled Wells Fargo Bank, NA vs. Gerald Nordgren as personal representative for the estate of Ann E. McPherson and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 10, 2012, 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:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

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 May 18, 2012.
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 May 18, 2012 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Frederick S. Lappe
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.
Exempt from tax under 35 ILCS 200/31-45(1) Asheewahan May 18, 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
3474 Stateview Blvd
Fort Mill, SC 29715
James M. Tegen
One South Wacker Dr.
Suite 1400
Chicago IL 60606

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Rider attached to and made a part of a Judicial Sale Deed dated May 18, 2012 from INTERCOUNTY JUDICIAL SALES CORPORATION to Federal National Mortgage Association and executed pursuant to orders entered in Case No. 11 CH 2347.

UNIT 213, IN THE GLENWOOD MANOR NO. 3 CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS THEREOF, AS SET FORTH IN THE MASTER DEED RECORDED FEBRUARY 5, 1970 IN DOCUMENT NO. 21074998, AS AMENDED FROM TIME TO TIME, IN THE COOK COUNTY CLERK'S OFFICE. A TRACT OF LAND COMPRISING PART OF THE SOUTH 1039.40 FEET OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SAID TRACT OF LAND BEING, BEGINNING AT A POINT ON A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 33, SAID PERPENDICULAR LINE PASSING THROUGH A POINT ON SOUTH LINE OF SECTION 33, A DISTANCE OF 525 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT OF BEGINNING BEING 564.40 FEET NORTH OF SAID SOUTH LINE OF SECTION 33; AND RUNNING THENCE NORTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 53 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 46 DEGREES 0 MINUTES WITH EXTENSION OF SAID PERPENDICULAR LINE, A DISTANCE OF 223 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 50 DEGREES 10 MINUTES WITH EXTENSION OF LAST DESCRIBED COURSE, A DISTANCE OF 143.07 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 915 FEET NORTH OF SAID SOUTH LINE OF SECTION 33; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 40 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 124.40 FEET TO A POINT ON THE NORTH "LINE OF SAID SOUTH LINE 1039.40 FEET OF THE SOUTH WEST 1/4 OF SECTION 33 SAID POINT BEING 338 FEET EAST OF THE WEST LINE OF SAID SECTION 33; THENCE EAST ALONG SAID NORTH LINE OF SOUTH 1039.40 FEET, A DISTANCE OF 706 FEET TO THE WEST LINE OF "GLENWOOD MANOR UNIT NO. 10"; THENCE SOUTH ALONG SAID WEST LINE OF "GLENWOOD MANOR UNIT NO. 10" AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 35 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 200 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 82 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 59 DEGREES 0 MINUTES WITH EXTENSION OF LAST DESCRIBED COURSE, A DISTANCE OF 140 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 65 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 38 DEGREES 0 MINUTES WITH EXTENSION OF LAST DESCRIBED COURSE, A DISTANCE OF 230.90 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 15.77 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 35 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 564.40 FEET NORTH OF SAID SOUTH LINE OF SECTION 33; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY GLENWOOD FARMS, INC., AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 21987775; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY). ALSO A 25 FOOT EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF CONDOMINIUM MADE BY GLENWOOD FARMS, INC.; A CORPORATION OF ILLINOIS FOR GLENWOOD MANOR NO. 1 AND RECORDED FEBRUARY 5, 1970 AS DOCUMENT 21074998 OVER THE EAST 25 FEET OF THE WEST 48 FEET OF THAT TRACT OF LAND AS DELINEATED AND SET FORTH IN THE AFORESAID DECLARATION AND SURVEY ATTACHED THERETO, ALL IN COOK COUNTY, ILLINOIS. EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO DATED MARCH 1, 1972 AND RECORDED JULY 25, 1972 AS DOCUMENT 21987775 MADE BY GLENWOOD FARMS INC., BY DEED FROM GLENWOOD FARMS TO HOFELDT DATED DECEMBER 22, 1972 AND RECORDED JANUARY 2, 1973 AS DOCUMENT 22173551 FOR INGRESS AND EGRESS..

Commonly known as 900 West Sunset Drive Unit 213, Glenwood, Illinois 60425

P.I.N. 29-33-301-038-1029

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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 May 30, 2012

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 30 day of May, 2012
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 May 30, 2012

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 30 day of May, 2012
Notary Public Rachel Grachen



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F10120625

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

WELLS FARGO BANK, NA	Plaintiff,)	11 CH 2347
vs.)	Calendar 60
UNKNOWN HEIRS AND LEGATEES OF ANN F.)	
MCPHERSON; DEBORA L. BUGG; CATHERINE CORNING;)	
BRUCE D. MCPHERSON; GLENWOOD MANOR COMMUNITY)	
ASSOCIATION; GERALD NORDGREN; AS PERSONAL)	
REPRESENTATIVE FOR THE ESTATE OF ANN. F.)	
MCPHERSON; UNKNOWN OWNERS AND NON-RECORD)	
CLAIMANTS	Defendants,)	

900 West Sunset Drive Unit
213, Glenwood, Illinois 60425

**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:

UNIT 213, IN THE GLENWOOD MANOR NO. 3 CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS THEREOF, AS SET FORTH IN THE MASTER DEED RECORDED FEBRUARY 5, 1970 IN DOCUMENT NO. 21074998, AS AMENDED FROM TIME TO TIME, IN THE COOK COUNTY CLERK'S OFFICE. A TRACT OF LAND COMPRISING PART OF THE SOUTH 1039.40 FEET OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BEING, BEGINNING AT A POINT ON A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 33, SAID PERPENDICULAR LINE PASSING THROUGH A POINT ON SOUTH LINE OF SECTION 33, A DISTANCE OF 525 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT OF BEGINNING BEING 564.40 FEET NORTH OF SAID SOUTH LINE OF SECTION 33; AND RUNNING THENCE NORTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 53 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 46 DEGREES 0 MINUTES WITH EXTENSION OF SAID PERPENDICULAR LINE, A DISTANCE OF 223 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 50 DEGREES 10 MINUTES WITH EXTENSION OF LAST DESCRIBED COURSE, A DISTANCE OF 143.57 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 915 FEET NORTH OF SAID SOUTH LINE OF SECTION 33; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 40 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 124.40 FEET TO A POINT ON THE NORTH "LINE OF SAID SOUTH LINE 1039.40 FEET OF THE SOUTH WEST 1/4 OF SECTION 33 SAID POINT BEING 338 FEET EAST OF THE WEST LINE OF SAID SECTION 33; THENCE EAST ALONG SAID NORTH LINE OF SOUTH 1039.40 FEET, A DISTANCE OF 706 FEET TO THE WEST LINE OF "GLENWOOD MANOR UNIT NO. 10"; THENCE SOUTH ALONG SAID WEST LINE OF "GLENWOOD MANOR UNIT NO. 10" AND PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 35 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 200 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 82 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 59 DEGREES 0 MINUTES WITH EXTENSION OF LAST DESCRIBED COURSE, A DISTANCE OF 140 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 65 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 38 DEGREES 0 MINUTES WITH EXTENSION OF LAST DESCRIBED COURSE, A DISTANCE OF 235.90 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 15.77 FEET; THENCE SOUTH PERPENDICULAR TO SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 35 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 564.40 FEET NORTH OF SAID SOUTH LINE OF SECTION 33; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY GLENWOOD FARMS, INC., AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 21987775; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND

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SURVEY). ALSO A 25 FOOT EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF CONDOMINIUM MADE BY GLENWOOD FARMS, INC.; A CORPORATION OF ILLINOIS FOR GLENWOOD MANOR NO. 1 AND RECORDED FEBRUARY 5, 1970 AS DOCUMENT 21074998 OVER THE EAST 25 FEET OF THE WEST 48 FEET OF THAT TRACT OF LAND AS DELINEATED AND SET FORTH IN THE AFORESAID DECLARATION AND SURVEY ATTACHED THERETO, ALL IN COOK COUNTY, ILLINOIS. EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AND AS SHOWN ON PLAT ATTACHED THERETO DATED MARCH 1, 1972 AND RECORDED JULY 25, 1972 AS DOCUMENT 21987775 MADE BY GLENWOOD FARMS INC., BY DEED FROM GLENWOOD FARMS TO HOFELDT DATED DECEMBER 22, 1972 AND RECORDED JANUARY 2, 1973 AS DOCUMENT 22173551 FOR INGRESS AND EGRESS.. Commonly known as: 900 West Sunset Drive Unit 213, Glenwood, Illinois 60425. PIN: 29-33-301-038-1029.

The real property that is the subject matter of this proceeding is a condominium residence.

The real property was last inspected by movant or movant's agent on: 4/12/12

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; 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.

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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 DEBORA L. BUGG; CATHERINE CORNING; BRUCE D. MCPHERSON; UNKNOWN HEIRS AND LEGATEES OF ANN. F. MCPHERSON from the mortgaged real estate commonly known as 900 West Sunset Drive Unit 213, Glenwood, Illinois 60425 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

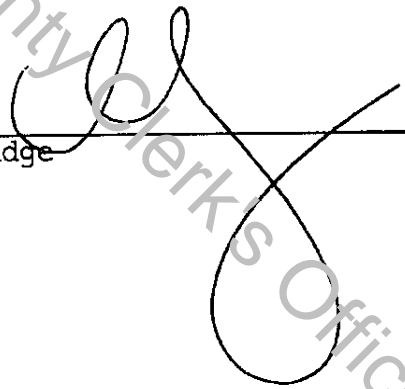
A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

Dated: _____

5/9/12

Judge



Freedman Anselmo Lindberg LLC
1807 West Diehl Road
Suite 333
Naperville, Illinois 60563-1890
(630) 983-0770
Cook County Attorney #26122