

UNOFFICIAL COPY

11-03784-PT

FL1060015

JUDICIAL SALE DEED

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 December 27, 2011 in Case No. 11 CH 20920 entitled Astoria Federal Savings and Loan Association vs. Winston Williams, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 16, 2012, does hereby grant, transfer and convey to Astoria Federal Savings and Loan Association the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 1217749008 Fee: \$46.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 06/25/2012 10:23 AM Pg: 1 of 5

PREMIER TITLE

COOK COUNTY OFFICE

LOT 6 IN COLBY MICHAELSON SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 9 IN COUNTY CLERK'S DIVISION OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 10-16-403-008-0000. Commonly known as 9124 Lawler Avenue, Skokie, IL 60077.

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 June 1, 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 June 1, 2012 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

Nathan H. Lichtenstein
 Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.
 Exempt from tax under 35 ILCS 200/31-45(1) Schusteff, June 1, 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	Astoria Federal Savings and Loan Association 7195 Dallas Parkway Plano, TX 75024	Julie Kohn 1 Corporate Dr. Ste 360 Lake Zurich, IL 60047 847-556-7583
---	--	--

UNOFFICIAL COPY

F11060015
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

ASTORIA FEDERAL SAVINGS AND LOAN ASSOCIATION)	
Plaintiff,)	11 CH 20920
vs.)	Calendar 58
WINSTON WILLIAMS; RBS CITIZENS, NATIONAL)	
ASSOCIATION AS SUCCESSOR IN INTEREST TO)	
CHARTER ONE BANK, N.A.; UNKNOWN OWNERS AND)	
NON-RECORD CLAIMANTS Defendants,)	

9124 Lawler Avenue, Skokie, IL
60077

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 6 IN COLBY MICHAELSON SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 9 IN COUNTY CLERK'S DIVISION OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 9124 Lawler Avenue, Skokie, IL 60077. PIN: 10-16-403-008-0000.

The real property that is the subject matter of this proceeding is a multi-family residence. The successful purchaser is entitled to possession of the property only. The purchaser may only obtain possession of units within the multi-unit property occupied by individuals named in the order of possession..

The real property was last inspected by movant or movant's agent on: 4-19-12

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;

UNOFFICIAL COPY

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 (\$146,410.38), with interest thereon as provided by statute against Winston Williams, and an IN REM deficiency judgment entered in the sum of (\$146,410.38), 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 Winston Williams from the mortgaged real estate commonly known as 9124 Lawler Avenue, Skokie, IL 60077 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:

Astoria Federal Savings and Loan Association c/o Julie Konrad 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:

Dated: _____

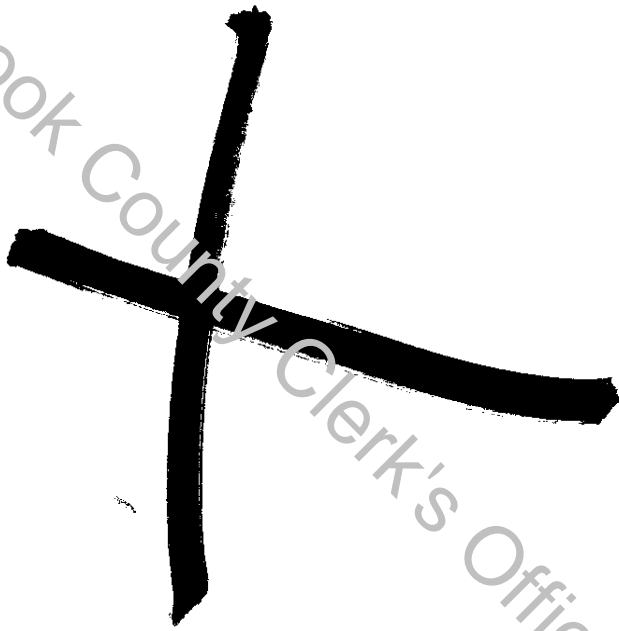
Freedman Anselmo Lindberg LLC
1807 West Diehl Road
Suite 333
Naperville, Illinois 60563-1890
(630) 983-0770
Cook County Attorney #26122

Judge

ENTERED
JUDGE JESSE REYES - 1753
MAY 10 2012
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

UNOFFICIAL COPY

Property of Cook County Clerk's Office



Shirley Bwan
5/22/12

UNOFFICIAL COPY

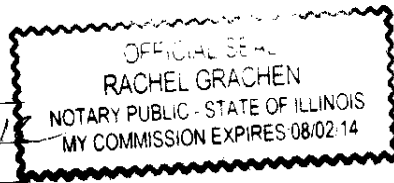
STATEMENT BY GRANTOR AND GRANTEE

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

Dated June 19, 20 12

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 19, day of June, 20 12
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 June 19, 20 12

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 19, day of June, 20 12
Notary Public Rachel Grachen

