

# UNOFFICIAL COPY

2011-04110-PT F11060212  
JUDICIAL SALE DEED



Doc#: 1225155005 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/07/2012 09:26 AM Pg: 1 of 5

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 January 26, 2012 in Case No. 11 CH 22611 entitled Wells Fargo Bank, NA vs. Salomon Hernandez, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 27, 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:

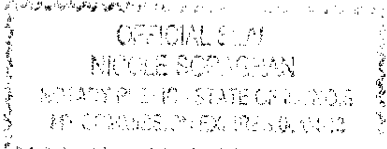
LOT 22 IN BLOCK 2 IN DUNHURST SUBDIVISION UNIT NO. 2, PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 17, 1955 AS DOCUMENT NO. 1602023 IN COOK COUNTY, ILLINOIS. P.I.N. 03-16-208-048-0000 Commonly known as 326 Renee Terrace, Wheeling, IL 60090.

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 August 15, 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 August 15, 2012 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) mm, August 15, 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: FNMA James M. Tiegler  
1807 W. Diehl Rd., Suite 333 3710 STATEVIEW BLVD One South Wacker Dr. Suite 1400  
Naperville, IL 60563 FRT Mill, IL 29715 Chicago IL 60606  
312.368.1020

PREMIER TITLE

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## STATEMENT BY GRANTOR AND GRANTEE

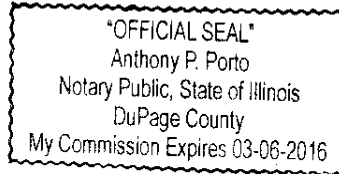
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 August 30, 20 12

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 30 day of August, 20 12  
Notary Public [Signature]



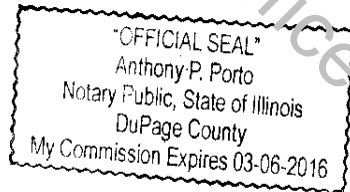
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 30, 20 12

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 30 day of August, 20 12  
Notary Public [Signature]



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EXHIBIT A

F11060212  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
 COUNTY DEPARTMENT - CHANCERY DIVISION

WELLS FARGO BANK, NA;

Plaintiff, )

11 CH 22611

vs. )

Calendar 61

SALOMON HERNANDEZ; DELIA HERNANDEZ; UNKNOWN )  
 OWNERS AND NONRECORD CLAIMANTS; Defendants, )326 Renee Terrace, Wheeling,  
 IL 60090

**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 22 IN BLOCK 2 IN DUNHURST SUBDIVISION UNIT NO. 2, PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 17, 1955 AS DOCUMENT NO. 1602023 IN COOK COUNTY, ILLINOIS. Commonly known as: 326 Renee Terrace, Wheeling, IL 60090. PIN: 03-10-208-048-0000.

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

The real property was last inspected by movant or movant's agent on: 4/30/12

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 "Sales 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;

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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 (\$70,750.04), with interest thereon as provided by statute against Salomon Hernandez and an IN REM deficiency judgment entered in the sum of (\$70,750.04), 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 Salomon Hernandez, Delia Hernandez from the mortgaged real estate commonly known as 326 Renee Terrace, Wheeling, IL 60090 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

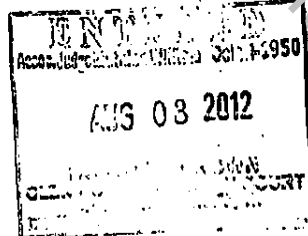
A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

Judge

Dated: 8/3/12

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.  
8-17-12  
*Dorothy Brown*  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, Ill.

