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2010-01224-PT

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x10030003

JUDICIAL SALE DEED



Doc#: 1232555087 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/20/2012 01:24 PM Pg: 1 of 6

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 June 7, 2012, in Case No. 10 CH 16212, entitled HSBC MORTGAGE SERVICES INC. vs. CHARLES LANDERS, 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 September

10, 2012, does hereby grant, transfer, and convey to **HSBC MORTGAGE SERVICES INC.** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 11 IN BLOCK 8 IN SCHMIDT AND WATERMAN SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF CHICAGO, ST. LOUIS AND PITTSBURGH RAILWAY IN COOK COUNTY, ILLINOIS

Commonly known as 15356 INGLESIDE, AVE., South Holland, IL 60473

Property Index No. 29-11-322-011-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 31st day of October, 2012.

The Judicial Sales Corporation

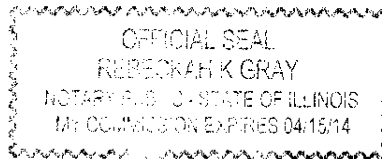
By: *Nancy R. Vallone*
Nancy R. Vallone
Chief Executive Officer

State of IL, County of COOK ss, I, Rebeckah K Gray, 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

31st day of October, 2012

Rebeckah K Gray
Notary Public



5+6
6+

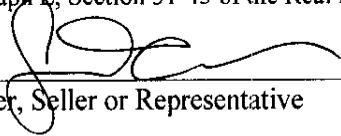
PREMIER TITLE

UNOFFICIAL COPY**Judicial Sale Deed**

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

11-15-12
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:

HSBC MORTGAGE SERVICES INC.

931 Corporate Center Drive

Pomona, CA 91768

Contact Name and Address:

Contact:

Dave Zimmerman

Address:

931 Corporate Center Drive

Pomona, CA 91769

Telephone:

909-397-3176

Mail To:

FREEDMAN ANSELMO LINDBERG LLC

1807 W. DIEHL ROAD, SUITE 333

NAPERVILLE, IL, 60563

(866) 402-8661

Att. No. 26122

File No. X10030003

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

No City/Village Municipal Exempt Stamp of Fee required per the attached Certified Court Order Approving Sale marked Exhibit A.

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

HSBC MORTGAGE SERVICES INC.

Plaintiff,

-v.-

10 CH 16212
15356 INGLESIDE, AVE.
South Holland, IL 60473

CHARLES LANDERS, GINA LANDERS, MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC., HSBC
MORTGAGE SERVICES

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 11 IN BLOCK 8 IN SCHMIDT AND WATERMAN SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF CHICAGO, ST. LOUIS AND PITTSBURGH RAILWAY IN COOK COUNTY, ILLINOIS

Commonly known as 15356 INGLESIDE, AVE., South Holland, IL 60473

Property Index No. 29-11-322-011-0000.

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 9 / 12 / 12

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;

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Order Approving Report of Sale

That there shall be IN ~~RE~~ ^{RE} deficiency judgment entered in the sum of \$168,021.81 with interest thereon as by statute provided, against: ~~the property~~

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 Mortgage: HSBC MORTGAGE SERVICES, INC.
Contact: DAVE ZIMMERMAN
Address: 931 CORPORATE CENTER DRIVE
Pomona, CA 91768
Telephone Number: (909) 397-3176

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 CHARLES LANDERS, GIBBY LANDERS from the premises commonly known as 15356 INGLESIDE, AVE., South Holland, IL., 60473

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 Forcible 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, i.

FREEDMAN ANSELMO LINDBERG LLC
1807 W. DIEHL ROAD, SUITE 333
NAPERVILLE, IL 60563
(866) 402-8661
Attorney File No. X10030003
Attorney ARDC No. 3126232
Attorney Code. 26122
Case Number: 10 CH 16212


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Property of Cook County Clerk's Office

~~XXXXXXXXXX~~

I hereby certify that the document to which this certification is affixed is a true copy.

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



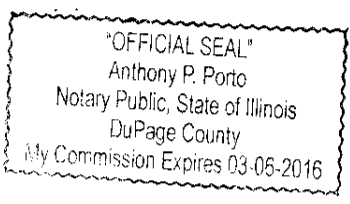
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 November 16, 2012

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 16, day of November, 2012
Notary Public [Signature]

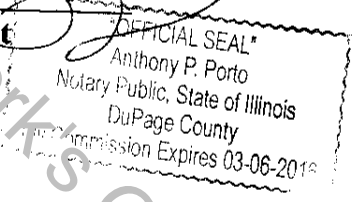


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 16, 2012

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 16, day of November, 2012
Notary Public [Signature]



Property of County Clerk's Office