

# UNOFFICIAL COPY

11-06130-PT / F11080543  
JUDICIAL SALE DEED



Doc#: 1234955050 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/14/2012 03:32 PM 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 July 12, 2012 in Case No. 11 CH 39960 entitled Wells Fargo Bank, N.A. vs. Jacob K. Chacko aka Kizhackerampil C. Jacob, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on October 16, 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:

UNIT A-1 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN FIRST ADDITION TO HILLARY LAND, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE

NORTH WEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY PIONEER TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1965 AND KNOWN AS TRUST NUMBER 14916 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22010663, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS. P.I.N. 09-15-107-102-1001 Commonly known as 9285 Noel Avenue, Unit 1A, Des Plaines, IL 60016.

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 December 4, 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 December 4, 2012 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

*Debra S. [Signature]*  
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.  
Exempt from tax under 35 ILCS 200/31-45(1) December 4, 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<br>1807 W. Diehl Rd., Suite 333<br>Naperville, IL 60563 | Federal National<br>Mortgage Association<br>3476 Stateview Blvd<br>Fort Mill, SC 29715 |    | James M. Tiegen<br>One South Wacker Dr. Suite 1400<br>Chicago IL 60606<br>312-349-6200 |     |       |     |

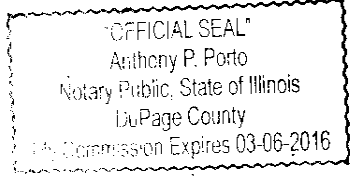
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 December 11, 2012

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 11 day of December, 2012  
Notary Public \_\_\_\_\_

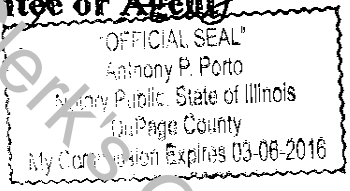


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date December 11, 2012

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 11 day of December, 2012  
Notary Public \_\_\_\_\_



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DuPage County Clerk's Office

4-A-11  
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
 COUNTY DEPARTMENT - CHANCERY DIVISION

|  |             |             |
|--|-------------|-------------|
| WELLS FARGO BANK, N.A.;                        | )           |             |
|  | Plaintiff,) | 11 CH 39960 |
| vs.  | )           | Calendar 61 |
| JACOB K. CHACKO AKA KIZHACKEPERAMPIL C. JACOB) |             |             |
| LEEMOLE JACOB; INTERNATIONAL BANK OF CHICAGO,) |             |             |
| SUCCESSOR BY MERGER WITH ALL AMERICAN BANK; )  |             |             |
| NOEL MANOR CONDOMINIUM ASSOCIATION; UNKNOWN )  |             |             |
| OWNERS AND NON RECORD CLAIMANTS; Defendants,)  |             |             |

9285 Noel Avenue, Unit 1A, Des  
 Plaines, IL 60016

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 A-1 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN FIRST ADDITION TO HILLARY LAND, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY PIONEER TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 22, 1965 AND KNOWN AS TRUST NUMBER 14916 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22010663, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS. Commonly known as: 9285 Noel Avenue, Unit 1A, Des Plaines, IL 60016. PIN: 09-15-107-102-1001.

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: 10/20/12

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;

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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.

**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 Noel Manor Condominium Association, Jacob K. Chacko aka Kizhackerperampil C. Jacob, Leemole Jacob from the mortgaged real estate commonly known as 9285 Noel Avenue, Unit 1A, Des Plaines, IL 60016 without further Order of Court.

That the Noel Manor Condominium Association is entitled to collect assessments from a first mortgagee only from the first day of the month following a sheriffs sale pursuant to 765 ILCS 605/9(g)(3) and the Association shall modify its records accordingly. In the event of any resale of property, any statements of any liens, including a statement of the assessments, late charges, fines, or administrative/management fees and other charges due and owing as authorized and limited by the provisions of Section 9 of the Condominium Property Act or the condominium instruments, will not include any pre-foreclosure assessments and will show a \$0 balance as of the date of the first day of the month following the sheriffs sale.

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, N.A. 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

Judge Arthur P. Wheatley

NOV 19 2012

Circuit Court-2030

Dated: \_\_\_\_\_

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

12-5-12 *Dorothy Brown*

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, Ill.

