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2012-01694-PT F12020452
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 August 3, 2012 in Case No. 12 CH 9414 entitled US Bank National Association, as Trustee vs. Lawrence Key et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on December 14, 2012, does hereby grant, transfer and convey to **The Secretary of Veterans Affairs** the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc#: 1305849033 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2013 11:26 AM Pg: 1 of 5

PREMIER TITLE

PARCEL 1: THE SOUTH 18 FEET OF LOTS 20 AND 21 (EXCEPT THE SOUTH 3 FEET THEREOF) IN BLOCK 3 ALL IN CALUMET SUBDIVISION, BEING A

SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE SOUTH 3 FEET OF LOT 21, ALL OF LOT 22 AND LOT 23 (EXCEPT THE SOUTH 33 FEET THEREOF) IN BLOCK 3 IN CALUMET SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 29-12-101-116-0000
Commonly known as 277 Cornell Avenue, Calumet City, IL 60409.

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 January 25, 2013.

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 January 25, 2013 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of **Intercounty Judicial Sales Corporation**.

Debra Swag
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.
Exempt from tax under 35 ILCS 200/31-45(1) January 25, 2013. 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 | The Secretary of Veterans Affairs 18700 NW Walker Rd #512 Beaverton, OR 97006 | | Jeri Parker 2375 North Glenville Dr. Mail Station rx 2-983-01-01 Richardson, TX 75082 972-498 6518 |

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

US BANK NATIONAL ASSOCIATION, AS TRUSTEE)
 SUCCESSOR IN INTEREST TO WACHOVIA BANK,)
 NATIONAL ASSOCIATION AS TRUSTEE FOR GSMPS)
 MORTGAGE LOAN TRUST 2004-1; Plaintiff,) 12 CH 9414
 vs.) Calendar 64
 LAWRENCE KEY; MIDLAND FUNDING, LLC; UNKNOWN)
 OWNERS AND NON RECORD CLAIMANTS;)
 Defendants,) 277 Cornell Avenue, Calumet
 City, IL 60409

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:

PARCEL 1: THE SOUTH 18 FEET OF LOTS 20 AND 21 (EXCEPT THE SOUTH 3 FEET THEREOF) IN BLOCK 3 ALL IN CALUMET SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE SOUTH 3 FEET OF LOT 21, ALL OF LOT 22 AND LOT 23 (EXCEPT THE SOUTH 33 FEET THEREOF) IN BLOCK 3 IN CALUMET SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 277 Cornell Avenue, Calumet City, IL 60409. PIN: 29-12-101-116-0000.

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: 12/21/12

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;

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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 ~~(\$115,240.18)~~, with interest thereon as provided by statute against Lawrence Key, and an IN REM deficiency judgment entered in the sum of (\$115,240.18), 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~~ ⁶⁰ 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 Lawrence Key from the mortgaged real estate commonly known as 277 Cornell Avenue, Calumet City, IL 60409 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:

US Bank National Association, as Trustee c/o Wells Fargo Bank, NA 1 Home Campus, Des Moines, IA 50328 (414) 214-9270 Attn: Drew Hohensee

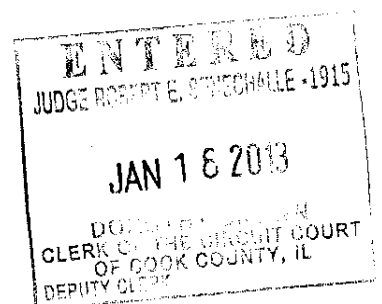
A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

Judge

Dated: _____

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.

1-23-13 *Dorothy Blown*

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



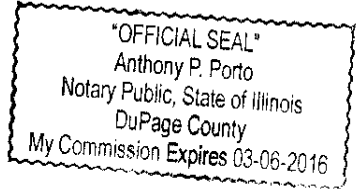
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STATEMENT BY GRANTOR AND GRANTEE

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 February 20, 2013
Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 20, day of February, 2013
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 February 20, 2013
Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 20, day of February, 2013
Notary Public [Signature]

