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2011-09145 - PT

F11120283

JUDICIAL SALE DEED



Doc#: 1306649005 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2013 08:46 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 August 15, 2012 in Case No. 12 CH 76 entitled US Bank National Association, as Trustee vs. Matthew Martin, 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 U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2007-10 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 203 IN LORD'S PARK MANOR UNIT 7, BEING A SUBDIVISION OF PART OF LOT 5 IN CIRCUIT COURT PARTITION OF PART OF SECTION 6 AND SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 112.44 FEET OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 42.26 FEET; THENCE WEST 114.22 FEET TO A POINT ON THE WEST LINE OF SAID LOT THAT IS 38.06 FEET SOUTH OF THE POINT OF BEGINNING (MEASURED ALONG SAID WEST LINE); THENCE NORTH ALONG SAID WEST LINE 38.06 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS. P.I.N. 06-07-313-044-0000 Commonly known as 691 Chippewa Drive, Elgin, IL 60120.

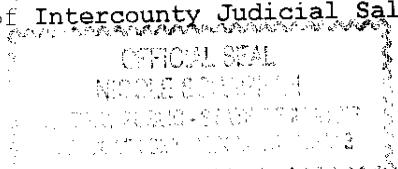
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this February 15, 2013.

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 February 15, 2013 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Nicole 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) Dina Mancusi February 15, 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. Dishi Rd., Suite 333
Naperville, IL 60563
US Bank National Association
3476 Stateview Blvd.
Fort Mill, SC 29715
Drew Hohensee
1 Home Campus
Des Moines, IA 50328
414-214-9270

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

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR))	
CITIGROUP MORTGAGE LOAN TRUST, INC., MORTGAGE))	
PASS-THROUGH CERTIFICATES, SERIES 2007-10))	
)	Plaintiff,) 12 CH 76
vs.))	Calendar 55
MATTHEW MARTIN; MORTGAGE ELECTRONIC))	
REGISTRATION SYSTEMS, INC.; CITIMORTGAGE,))	
INC.; UNKNOWN OWNERS AND NON-RECORD))	
CLAIMANTS))	
)	Defendants,)

691 Chippewa Drive, Elgin, Il
60120

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 203 IN LORD'S PARK MANOR UNIT 7, BEING A SUBDIVISION OF PART OF LOT 5 IN CIRCUIT COURT PARTITION OF PART OF SECTION 6 AND SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 112.44 FEET OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 42.26 FEET; THENCE WEST 114.22 FEET TO A POINT ON THE WEST LINE OF SAID LOT THAT IS 38.06 FEET SOUTH OF THE POINT OF BEGINNING (MEASURED ALONG SAID WEST LINE); THENCE NORTH ALONG SAID WEST LINE 38.06 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS. Cka: 691 Chippewa Drive, Elgin, Il 60120. PIN: 06-07-313-044-0000.

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 (\$99,583.62), with interest thereon as provided by statute against ~~Matthew Martin~~, and an IN REM deficiency judgment entered in the sum of (\$99,583.62), 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;~~ *all*

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 Matthew Martin from the mortgaged real estate commonly known as 691 Chippewa Drive, Elgin, Il 60120 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 Alfred M. Swanson, Jr.

Judge

FEB - 5 2013

Dated: _____

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


Circuit Court 2035

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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.

2-13-13 *Dorothy Brown*
Dorothy Brown
Clerk of the Circuit Court
of Cook County



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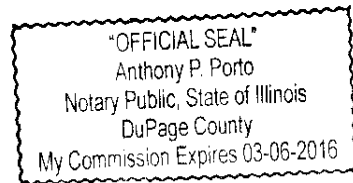
STATEMENT BY GRANTOR AND GRANTEE

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 March 4, 2013

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 4, day of March, 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 March 4, 2013

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 4, day of March, 2013
Notary Public [Signature]

