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2012-09890-PT

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F11080058

JUDICIAL SALE DEED



Doc#: 1307949024 Fee: \$50.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/20/2013 12:07 PM Pg: 1 of 7

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 April 24, 2012 in Case No. 11 CH 28651 entitled Wells Fargo Bank, NA vs. Donald M. Weir and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on August 28, 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:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

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 October 17, 2012.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein

Andrew D. Schusteff

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on October 17, 2012 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Andrew D. Schusteff
Notary Public

Prepared by A. Schusteff, 120 W. Madison St, Chicago, IL 60602.
Exempt from tax under 35 ILCS 200/31-45(1) mm, October 17, 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
1807 W. Diehl Rd., Suite 333
Naperville, IL 60563

FEDERAL NATIONAL MORTGAGE ASSOCIATION
3476 STEPHEN BLVD
FOA MILL, SE 29715

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

PREMIER TITLE

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291500000 # 00000167	REAL ESTATE TRANSFER TAX
	0169600
	FP 102801

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Rider attached to and made a part of a Judicial Sale Deed dated October 17, 2012 from INTERCOUNTY JUDICIAL SALES CORPORATION to Federal National Mortgage Association and executed pursuant to orders entered in Case No. 11 CH 28651.

PARCEL 1: UNIT 402-1 IN THE WESTON PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: ALL OF LOT 1 AND LOT 3 (EXCEPT THE SOUTH 55 FEET OF SAID LOT 3) IN FRINK AND COLEMAN'S SUBDIVISION OF BLOCK 6 IN OGDEN AND JONES' SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 28, 21006 AS DOCUMENT NUMBER 0620910004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S402-1, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JULY 28, 2006 AS DOCUMENT NUMBER 0620910004.

Commonly known as 402 South Wesley Avenue, Unit 1, Oak Park, IL 60302

P.I.N. 16-07-420-001-0000 (old); 16-07-420-027-1002 (new)

CLERK OF COOK COUNTY Clerk's Office

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

WELLS FARGO BANK, NA)
) Plaintiff,) 11 CH 28651
) vs.) Calendar 61
DONALD M. WEIR; THE WESTON PLACE CONDOMINIUM)
ASSOCIATION; CHRISTINE WEIR; UNKNOWN)
OWNERS AND NON-RECORD CLAIMANTS Defendants,)

402 South Wesley Avenue, Unit 1,
Oak Park, IL 60302

**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: UNIT 402-1 IN THE WESTON PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: ALL OF LOT 1 AND LOT 3 (EXCEPT THE SOUTH 55 FEET OF SAID LOT 3) IN FRINK AND COLEMAN'S SUBDIVISION OF BLOCK 6 IN OGDEN AND JONES' SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 28, 2006 AS DOCUMENT NUMBER 0620910004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S402-1. A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JULY 28, 2006 AS DOCUMENT NUMBER 0620910004. Commonly known as: 402 South Wesley Avenue, Unit 1, Oak Park, IL 60302. PIN: 16-07-420-001-0000 (old); 16-07-420-027-1002 (new).

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 8/30/2012

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; 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 The Weston Place Condominium Association, Donald M. Weir, Christine Weir from the mortgaged real estate commonly known as 402 South Wesley Avenue, Unit 1, Oak Park, IL 60302 without further Order of Court.

That the The Weston Place 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, NA c/o Wells Fargo Bank, NA 1 Home Campus, Des Moines, IA 50328 (414) 214-9270 Attn: Drew Hohensee

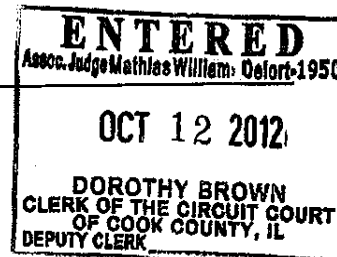
A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

Judge

Dated: _____

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



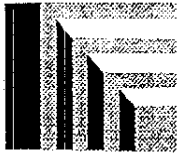
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Property of Cook County Clerk's Office

I hereby certify that the document to which this
affidavit is attached is a true copy.

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





PREMIER TITLE COMPANY
A policy issuing agent of Chicago Title
& First American Title Insurance Companies

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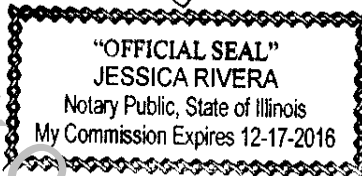
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor 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 1, 2013

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this
1 day of March 2013
[Handwritten Signature]
Notary Public

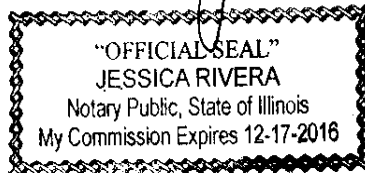


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated March 1, 2013

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me this
1 day of March 2013
[Handwritten Signature]
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)