

UNOFFICIAL COPY

2011-07320-PT F11100107
JUDICIAL SALE DEED



Doc#: 1313755093 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/17/2013 11:38 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 November 14, 2012 in Case No. 11 CH 37828 entitled Wells Fargo Bank, NA vs. Chong Ja Wren, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on February 15, 2013, 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:

LOT 122 IN LEMKE FARMS SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 24536419 AND REGISTERED AS DOCUMENT LR3031925 AND CORRECTED BY PLAT RECORDED AS DOCUMENT NUMBER 24877456 AND REGISTERED AS DOCUMENT LR3080271, IN COOK COUNTY, ILLINOIS. P.I.N. 03-15-212-070-0000 Commonly known as 1090 Honeysuckle Drive, Wheeling, IL 60090.

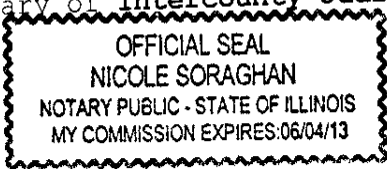
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this April 30, 2013.

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 April 30, 2013 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Nicole Soraghan
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602
Exempt from tax under 35 ILCS 200/31-45(1) Dina Mancini April 30, 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
Federal National Mortgage Association
347th Statterew Blvd.
Fort Mill, SC 29715
James Tiegen
One South Wacker Dr. Suite 1400
Chicago, IL 60606
(312)-368-4200

PREMIER TITLE

UNOFFICIAL COPY

F11100107
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
 COUNTY DEPARTMENT - CHANCERY DIVISION

WELLS FARGO BANK, NA	Plaintiff,)	11 CH 37828
vs.)	Calendar 55
CHONG JA WREN; MORTGAGE ELECTRONIC)	
REGISTRATION SYSTEMS, INC.; PROVIDENT FUNDING)	
ASSOCIATES, LP D/B/A PROVIDENT FUNDING GROUP,)	
INC.; UNKNOWN OWNERS AND NON RECORD)	
CLAIMANTS;	Defendants,)	
		1090 Honeysuckle Drive, Wheeling, Il 60090

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 122 IN LEMKE FARMS SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 24536419 AND REGISTERED AS DOCUMENT LR3031925 AND CORRECTED BY PLAT RECORDED AS DOCUMENT NUMBER 24877456 AND REGISTERED AS DOCUMENT LR3080271, IN COOK COUNTY, ILLINOIS. Commonly known as: 1090 Honeysuckle Drive, Wheeling, Il 60090. PIN: 03-15-212-070-0000.

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:

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;

UNOFFICIAL COPY

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 ^{ms} 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, ^{ms} the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Chong Ja Wen from the mortgaged real estate commonly known as 1090 Honeysuckle Drive, Wheeling, Il 60090 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:

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 Alfred M. Swanson, Jr.

Judge

APR 16 2013

Dated: _____

Circuit Court 2035

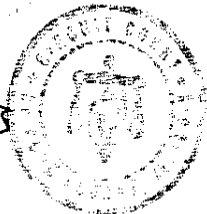
Freedman Anselmo Lindberg LLC
1807 West Diehl Road, Suite 333
Naperville, Illinois 60563-1890
(630) 983-0770
Cook County Attorney #26122

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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

Date Dorothy Brown
Dorothy Brown 5-13-13
Clerk of the Circuit Court
of Cook County, IL



UNOFFICIAL COPY

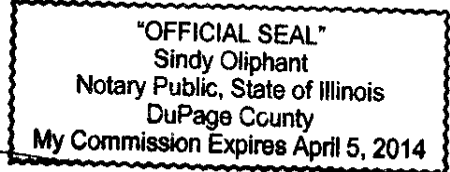
STATEMENT BY GRANTOR AND GRANTEE

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 May 15, 2013

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 15, day of May, 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 May 15, 2013

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 15, day of May, 2013
Notary Public [Signature]

