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2012-10197-FM F12110435
JUDICIAL SALE DEED



Doc#: 1321049022 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2013 11:44 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 March 14, 2013 in Case No. 12 CH 43979 entitled Nationstar Mortgage LLC vs. Deborah L. Zempel a/k/a Deborah L. Asquith et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on June 17, 2013, does hereby grant, transfer and convey to Federal Home Loan Mortgage Corporation the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 23 IN BLOCK 4 IN LITTLE CREEK UNIT 2, BEING A RESUBDIVISION OF OUTLOTS 4 AND 5 IN LITTLE CREEK UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1992 AS DOCUMENT NUMBER 92940467, IN COOK COUNTY, ILLINOIS. P.I.N. 06-21-209-023-0000 Commonly known as 23 White Fence Trail, Streamwood, IL 60107.

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 July 18, 2013.

INTERCOUNTY JUDICIAL SALES CORPORATION

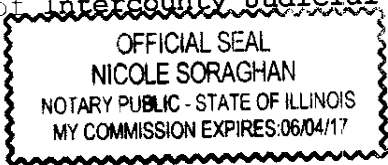
Attest Nathan H. Lichtenstein

Secretary

Andrew D. Schusteff

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on July 18, 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 Mancusi, July 18, 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 : Federal Home Loan Mortgage Corporation Dina Colberson
1807 W. Diehl Rd., Suite 333 350 Highland Dr. 8333 Douglas Avenue
Naperville, IL 60563 Lewisville, TX 75067 Dallas, TX 75225
214-360-1688

PREMIER TITLE

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F12110435

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

NATIONSTAR MORTGAGE LLC;)	
	Plaintiff,)	12 CH 43979
vs.)	Calendar 58
DEBORAH L. ZEMPEL A/K/A DEBORAH L. ASQUITH;)	
UNKNOWN OWNERS AND NON RECORD CLAIMANTS;)	
	Defendants,)	

23 White Fence Trail, Streamwood,
IL 60107

**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 23 IN BLOCK 4 IN LITTLE CREEK UNIT 2, BEING A RESUBDIVISION OF OUTLOTS 4 AND 5 IN LITTLE CREEK UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1992 AS DOCUMENT NUMBER 92940467, IN COOK COUNTY, ILLINOIS. Commonly known as: 23 White Fence Trail, Streamwood, IL 60107. PIN: 06-21-209-023-0000.

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: 6/19/13

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;

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

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and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment;

That there shall be an IN REM deficiency judgment entered in the sum of (\$98,347.95), 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 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 Deborah L. Zempel a/k/a Deborah L. Asquith from the mortgaged real estate commonly known as 23 White Fence Trail, Streamwood, IL 60107 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:

Nationstar Mortgage LLC c/o Nationstar Mortgage, LLC 350 Highland Drive, Lewisville, TX 75067 (469) 549-2178 Paul Belcer

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

ENTER:

JUDGE DARRYL B. SIMKO

Judge

JUL 12 2013

CIRCUIT COURT - 1823

Dated: 7/11/13

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

