



2012-09695-CH

F12110082

JUDICIAL SALE DEED

Doc#: 1333855049 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2013 03:15 PM 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 June 27, 2013 in Case No. 12 CH 42678 entitled Wells Fargo Bank, NA vs. Leigh Ann Gertos a/k/a Leigh A. Gertos, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on September 30, 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:

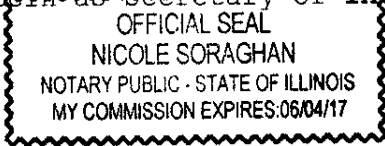
LOTS 38 AND 39 IN BLOCK 23 IN MINNICK'S OAK LAWN SUBDIVISION, A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 699.94 FEET OF THE EAST 696 FEET THEREOF) IN COOK COUNTY, ILLINOIS. P.I.N. 24-09-122-052-0000 Commonly known as 9617 Cook Avenue, Oak Lawn, IL 60453.

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 November 22, 2013. INTERCOUNTY JUDICIAL SALES CORPORATION

Attest [Signature] Secretary

[Signature] President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on November 22, 2013 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



[Signature] Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602. Exempt from tax under 35 ILCS 200/31-45(1) [Signature], November 22, 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 Assoc.
3770 Stateview Blvd
Fox Mill, SC 29715
James Treach
One South Wacker Drive Ste 1400
Chicago, IL 60606
(312) 368-6200

PREMIER TITLE

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F12110082 WELLS

**IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION**

Wells Fargo Bank, NA

Plaintiff,

vs.

Leigh Ann Gertos, aka Leigh A. Gertos; First American Bank; Mike Mroon. Unknown Owners and Non-Record Claimants

Defendants.

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CASE NO. 12 CH 42678
Property Address: 9617 Cook Avenue, Oak Lawn, Illinois 60453

Ehrlich Calendar 60

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,
CONFIRMING SALE AND ORDER OF POSSESSION**

THIS CAUSE comes to be heard on Plaintiff, Wells Fargo Bank, NA, motion for the entry of an Order Approving the Report of Sale and Distribution, confirming the sale of the premises, which are the subject of the matter captioned above described as:

SEE ATTACHED

Common Address: 9617 Cook Avenue, Oak Lawn, Illinois 60453
P.I.N.: 24-09-122-052-0000

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

The real property was last inspected by movant, its insurers, investors, or agent on 10/01/2013.

The real property that is the subject matter of the instant proceeding is a Single-Family Residence.

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the said sale has in every respect proceeded in accordance with the terms of this Court's Judgment and

That justice was done.

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IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution are hereby approved, ratified and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution, and a proceeds check may be issued to Wells Fargo Home Mortgage, the current Loan Servicer named in the Complaint to Foreclose a Mortgage;

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

A Deed shall be issued by the Officer conducting this sale immediately following entry of this Order and after full payment of the bid amount, to the holder of the Certificate of Sale or its assigns, conveying title pursuant to 735 ILCS 5/15-1509;

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes or fees for stamps, either state or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps. No transfer stamp or exemption stamp shall be required before, at or after the time the deed issued hereunder is recorded.

The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises immediately from the entry of this Order without further Order of Court, as provided in 735 ILCS 5/15-1701(c)(2);

That 735 ILCS 5-9-117 of the Illinois Code of Civil Procedure is not applicable to this Order;

The Sheriff of Cook County is directed to place the holder of the Certificate of Sale, or assignee thereof, in possession of the premises commonly known as:

9617 Cook Avenue, Oak Lawn, Illinois 60453

That the Sheriff is further ordered to evict Leigh Ann Gertos a/k/a Leigh A. Gertos, now in possession of the premises commonly known as:

9617 Cook Avenue, Oak Lawn, Illinois 60453

That there be no just cause for delay in the enforcement of or appeal from this Order.

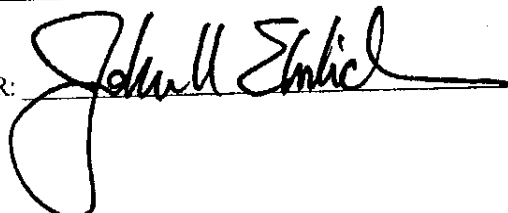
A copy of this order shall be sent via regular mail to all defendants within seven days.

That the Municipality or County may contact the below with concerns about the real property:

Wells Fargo
Property Preservation Department
Drew Hohensee
1 Home Campus
Des Moines IA 50328
codeviolations@wellsfargo.com
414-214-9270

NOV 08 2010
CLERK'S OFFICE 2075

DATE: _____

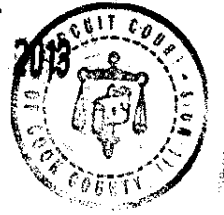
ENTER: 

FREEDMAN ANSELMO LINDBERG LLC
1771 W. Diehl Rd., Ste 150
Naperville, IL 60563-4047
630-453-6960 866-402-8661
630-428-4620 (fax)
Attorney No. Cook 261122, DuPage 42005, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232

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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.
Date **DOROTHY BROWN** **NOV 25 2013**
Dorothy Brown
Clerk of the Circuit Court
of Cook County, Ill.



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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 NOV. 27, 2013

Katherine Ruiz
Legal Assistant

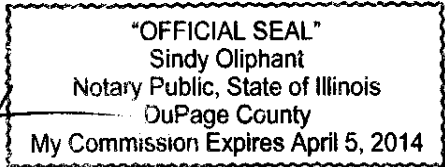
Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said _____

This 27th, day of NOV., 2013
Notary Public *[Handwritten 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 NOV. 27, 2013

Katherine Ruiz
Legal Assistant

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said _____

This 27, day of NOV., 2013
Notary Public *[Handwritten Signature]*

