

# UNOFFICIAL COPY

1/4 2012-10002-CH F12110117  
JUDICIAL SALE DEED



Doc#: 1403749056 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/06/2014 10:42 AM Pg: 1 of 4

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 July 16, 2013 in Case No. 12 CH 44221 entitled Nationstar Mortgage, LLC vs. Walter Castro, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 25, 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 236 AND 237 IN SWENSON BROTHERS SECOND ADDITION TO COLLEGE HILL ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOTS 5 AND 6 (EXCEPT THE EAST 660 FEET THEREOF) IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 10-14-423-016 Commonly known as 8850 Ewing Avenue, Skokie, IL 60076.

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 January 23, 2014.

Attest Nathan H. Lichtenstein Secretary  
Andrew D. Schusteff President  
INTERCOUNTY JUDICIAL SALES CORPORATION

State of Illinois, County of Cook ss, This instrument was acknowledged before me on January 23, 2014 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, January 23, 2014. No Exempt from tax under 35 ILCS 200/31-45(1) Kathleen M  
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:  
Federal National Mortgage Association  
350 Highland Drive  
Lewisville, TX 75067  
Paul Belcer  
350 Highland Dr.  
Lewisville, TX 75067  
409-549-2170

MAIL TO: PREMIER TITLE, 1000 JORIE BLVD. #136, OAK BROOK, IL 60523

PREMIER TITLE

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F12110117 NSTR

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

Nationstar Mortgage, LLC.

Plaintiff,

vs.

Walter Castro; Sherry Castro; Unknown Owners and  
Non-Record Claimants

Defendants.

CASE NO. 12 CH 44221  
Property Address: 8850 Ewing Avenue,  
Skokie, Illinois 60076

Liu Calendar 56

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

THIS CAUSE comes to be heard on Plaintiff, Nationstar Mortgage, LLC., 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: 8850 Ewing Avenue, Skokie, Illinois 60076

P.I.N.: 10-14-423-016

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 November 26, 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.

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;

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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 Nationstar Mortgage, LLC, 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 no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

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:

8850 Ewing Avenue, Skokie, Illinois 60076

That the Sheriff is further ordered to evict Walter Castro, Sherry Castro, now in possession of the premises commonly known as:

8850 Ewing Avenue, Skokie, Illinois 60076

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:

Nationstar Mortgage  
Paul Belcer  
469-549-2178  
350 Highland Dr. Lewisville, TX 75067

Judge Pamela McCain Meyerson

DATE: JAN 15 2014  
ENTERED: [Signature] Cook County 2014

FREEDMAN ANSELMO LINDBERG LLC  
1771 W. Diehl Rd., Ste 150  
Naperville, IL 60563-4947  
630-453-6960 866-402-8661  
630-428-4620 (fax)  
Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,  
Peoria 1794, Winnebago 3802, IL 03126232

DOROTHY BROWN JAN 28 2014

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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 February 3rd, 2014

**Katherine Ruiz**  
Legal Assistant

Signature: Katherine Ruiz  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 3rd day of February, 2014  
Notary Public Sindy Oliphant



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 February 3rd, 2014

**Katherine Ruiz**  
Legal Assistant

Signature: Katherine Ruiz  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 3rd day of February, 2014  
Notary Public Sindy Oliphant

