

2013-08353-PT F13100373

JUDICIAL SALE DEED



Doc#: 1429349008 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2014 08:39 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 April 29, 2014 in Case No. 13 CH 23971 entitled Wells Fargo Bank, N.A. vs. Ora G. Parham aka Ora Parham, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on June 30, 2014, 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 9 (EXCEPT THE SOUTH 60 FEET THEREOF) IN BLOCK 9 IN STANNARD'S SECOND ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 15-14-323-023 Commonly known as 2009 South 2nd Avenue, Maywood, IL 60153.

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 September 30, 2014.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on September 30, 2014 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) 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 MORTG. ASSOC. 3470 STANWEN BLVD. FORT MILL, SC 29715

JAMES TIENEN ONE SOUTH WACKER SUITE 1400 CHICAGO IL 60606

PREMIER TITLE

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F13100373 WELLS
IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION

Wells Fargo Bank, N.A.

Plaintiff,

vs.

Ora G. Parham aka Ora Parham; Springleaf Financial
Services of Illinois, Inc. fka American General
Finance aka American General Finance, Inc.;
Unknown Owners and Non-Record Claimants

Defendants

CASE NO. 13 CH 23971
Property Address: 2009 South 2nd Avenue,
Maywood, Illinois 60153

Swanson Jr. Calendar 55

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

THIS CAUSE comes to be heard on Plaintiff, Wells Fargo Bank, N.A., 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: 2009 South 2nd Avenue, Maywood, Illinois 60153

P.I.N.: 15-14-323-023

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 July 1, 2014.

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;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Plaintiff have and recover an IN REM deficiency judgment against the property in the sum of \$18469.53 and that execution issue thereof.

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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:

2009 South 2nd Avenue, Maywood, Illinois 60153

That the Sheriff is further ordered to evict Ora C. Parham aka Ora Parham, now in possession of the premises commonly known as:


2009 South 2nd Avenue, Maywood, Illinois 60153

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
877-617-5274

DATE: _____ Judge Alfred M. Swanson, Jr.

ENTER:  _____ AUG 22 2014
Circuit Court 2035

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 293191, 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 OCT 14 2014

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

