

# UNOFFICIAL COPY

2010-06340-PT W10100005  
JUDICIAL SALE DEED

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 February 11, 2014 in Case No. 10 CH 49921 entitled Wells Fargo Bank, N.A. vs. R. Stephen Correll, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on May 27, 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:

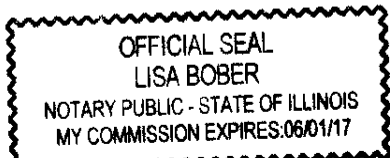
LOT 28 IN NEW TREND'S BROWNSTONE MANOR-PHASE 1, BEING A SUBDIVISION OF THE NORTH 302.82 FEET OF THE EAST 330.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 03-15-402-027-0000 Commonly known as 407 Shawn Court, 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 September 4, 2014.  
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 September 4, 2014 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Lisa Bober  
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602. Exempt from tax under 35 ILCS 200/31-45(1) Andrew D. Schusteff September 4, 2014. 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 1771 W. Diehl Rd Suite 120 Norridge IL 60540  
Federal National Mortgage Assoc. James Tieger 3476 Stateview Blvd Fort Hill SC 29715  
15 Wacker Dr #1400 Chicago IL 60606 312-368-6200



Doc#: 1429449007 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/21/2014 08:56 AM Pg: 1 of 5

PREMIER TITLE

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W1010005 WELLS  
IN THE CIRCUIT COURT OF COOK COUNTY  
COUNTY DEPARTMENT, CHANCERY DIVISION

**EXHIBIT A**

Wells Fargo Bank, N.A.

Plaintiff,

vs.

R. Stephen Correll; Vilma A. Correll; Midland  
Funding LLC; Unknown Owners and Non-Record  
Claimants

Defendant.

CASE NO. 10 CH 49921  
Property Address: 407 Shawn Court,  
Wheeling, Illinois 60090

Walker Calendar 57

**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: 407 Shawn Court, Wheeling, Illinois 60090

P.I.N.: 03-15-402-027-0000

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 May 30, 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;

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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 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 5-5-117 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:

407 Shawn Court, Wheeling, Illinois 60090

That the Sheriff is further ordered to evict R. Stephen Correll; Vilma A. Correll, now in possession of the premises commonly known as:

407 Shawn Court, Wheeling, Illinois 60090

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

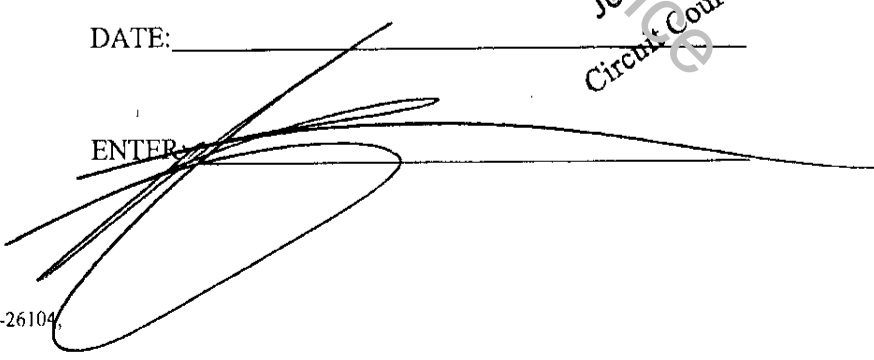
That the Municipality or County may contact the below with concerns about the real property:

Wells Fargo  
Property Preservation Department  
Drew Hohensee  
1 Home Campus  
Des Moines IA 50328  
codeviolations@wellsfargo.com  
877-617-5274

DATE: \_\_\_\_\_

ENTER: \_\_\_\_\_

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



Associate Judge  
Allen Price Walker  
JUL 8 2014  
Circuit Court - 2071

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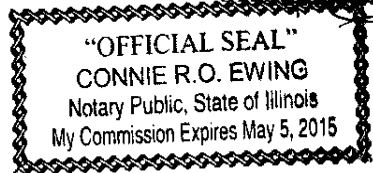
## STATEMENT BY GRANTOR AND GRANTEE

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 10-17-, 2014  
Sindy Oliphant  
Legal Assistant

Signature: *Sindy Oliphant*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Sindy Oliphant  
This 17th day of Oct, 2014  
Notary Public Connie R.O. Ewing

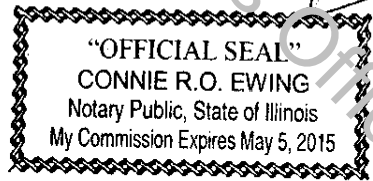


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10-17-, 2014  
Sindy Oliphant  
Legal Assistant

Signature: *Sindy Oliphant*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Sindy Oliphant  
This 17th day of Oct, 2014  
Notary Public Connie R.O. Ewing



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)