

UNOFFICIAL COPY

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1999-02-05 14:23:48
Cook County Recorder 29.00



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 March 11, 1997 in Case No. 96 CH 10200 entitled ContiMortgage vs. Nelson and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 7, 1999, does hereby grant, transfer and convey to Contimortgage Corporation the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

SEE ATTACHED RIVER

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 .
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 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation

NOTARIAL SEAL
ANTOINETTE M. NASCA
Notary Public in and for the State of Illinois
Antoinette M. Nasca
Notary Public Expires 05/21/01

This deed was prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602. This deed is exempt from real estate transfer tax under 35 ILCS 305/4(1).

RETURN TO: Box 167

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Rider attached to and made a part of a deed dated February 3, 1999 from Intercounty Judicial Sales Corporation to Contimortgage Corporation.

THE WEST 47 FEET OF THE EAST 141 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT; BLOCK 12 IN COTTAGE GROVE MANOR BEING, A SUBDIVISION OF PARTS OF LOTS 2 AND 3 IN ROEL VAN VUUREN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 15, TOGETHER WITH THE 16 FOOT ALLEY IN SAID BLOCK 12 VACATED BY ORDINANCE RECORDED SEPTEMBER 27, 1960 AS DOCUMENT #17974385 AND THE WEST 33 FEET OF CHAMPLAIN AVENUE ADJACENT TO SAID BLOCK 12 VACATED BY SAME ORDINANCE RECORDED SEPTEMBER 27, 1960, AS DOCUMENT NUMBER 1794385, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 29-10-419-014. Commonly known as 713 East 152nd Street, Dolton, IL 60419.

Property of Cook County Clerk's Office

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

CONTIMORTGAGE CORPORATION, Assignee)
of First Union Home Equity Bank,)
N.A.,)

Plaintiff(s),)

vs.)

Case No. 96 CH 10200

HARMON LEE NELSON and RUBY NELSON,)

Defendant(s).)

ORDER

NOW COMES Antionette M. Nasca, Supervisor of Sales of Intercounty Judicial Sales Corporation, and files herein her Report of Sale and Distribution of the proceeds of Sale of the premises involved herein.

The Court finds that Intercounty Judicial Sales Corporation has, in all things, proceeded in accordance with all the terms of the Judgment heretofore entered in making the Sale of the premises involved herein and in distributing the proceeds derived from said Sale, and;

The Court further finds that the proceeds of Sale of said premises were in the sum of \$105,000.00, (ONE HUNDRED FIVE THOUSAND DOLLARS AND NO CENTS) and that Intercounty Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$250.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$51,017.03, (FIFTY ONE THOUSAND SEVENTEEN DOLLARS AND THREE CENTS) and an In-Rem Judgment is hereby entered.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That said Sale of the premises included herein by Intercounty Judicial Sales Corporation and the distribution by them of the proceeds of Sale and their Report of Sale and Distribution be and they are hereby in all respects approved, ratified and confirmed.

IT IS FURTHER ORDERED that an Order of Possession be and is hereby entered. The Sheriff of Cook County be and is hereby directed to evict the Defendants, HARMON LEE NELSON and RUBY NELSON, from the premises located at 713 East 152nd Street, Dolton, Illinois 60419, and place in possession Plaintiff, its Assignee or Designee. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701 (d). However, should the premises be vacant, possession is immediately granted.

IT IS FURTHER ORDERED that Intercounty Judicial Sales be and is hereby ordered, that upon presentation by Plaintiff, or its Assignee, of the duly issued Certificate of Sale, that it immediately issue a Judicial Sales Deed for the subject premises to Plaintiff or its Assignee. All claims of parties to the foreclosure are hereby terminated and barred pursuant to 735 ILCS 5/15-1509 (c).

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either State or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Deed issued hereunder without any exemption stamps.

IT IS FURTHER ORDERED that this is a final appealable Order and that there is no just reason for the delay in enforcement or appeal of this Order.

ENTERED	ENTERED
CLERK OF CIRCUIT COURT AURELIA PUCINSKI	
JAN 27 1999	
JUDGE ALBERT GREEN-129	
DEPUTY CLERK	G E

Attorney No. 18837
LAW OFFICES OF IRA T. NEVEL
175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 357-1125

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 FEB 04 1999, 19

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me by the said this day of FEB 04 1999 Notary Public [Handwritten Signature]

OFFICIAL SEAL DAWN K. KRONES NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires May 13, 2000

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 and hold title to real estate under the laws of the State of Illinois.

Dated FEB 04 1999, 19

Signature: [Handwritten Signature] Grantee or Agent

Subscribed and sworn to before me by the said this day of FEB 04 1999 Notary Public [Handwritten Signature]

OFFICIAL SEAL DAWN K. KRONES NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires May 13, 2000

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)