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1999-03-26 17:14:06

Cook County Recorder 27.00



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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 December 8, 1998 in Case No. 98 CH 74 entitled Ocwen vs. Turner and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on March 9, 1999, does hereby grant, transfer and convey to **Ocwen Federal Bank, FSB** the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 83 IN TIERRA GRANDE, UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 31-03-405-013. Commonly known as 4120 West 189th Place, Country Club Hills, IL 60478.

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 March 30, 1999.

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 March 30, 1999 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of **Intercounty Judicial Sales Corporation**.

ANTOINETTE M. NASCA
Notary Public, State of Illinois
Commission 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

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, CHANCERY DIVISION

OCWEN FEDERAL BANK, FSB, ASSIGNEE)
OF JAMES F. MESSINGER & COMPANY,)
Plaintiff(s),)

vs.)

Case No. 98 CH 74

EARL TURNER and BARBARA J. TURNER,)
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 \$77,540.00, (SEVENTY SEVEN THOUSAND FIVE HUNDRED FORTY 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 \$91,891.90, (NINETY ONE THOUSAND EIGHT HUNDRED NINETY ONE DOLLARS AND NINETY NINE 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, EARL TURNER and BARBARA J. TURNER, from the premises located at 4120 West 189th Place, County Club Hills, Illinois 60478, 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
MAR 24 1999
J U D G E
JUDGE SIDNEY A. JONES III - 189
DEPUTY CLERK

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

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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 MAR 26 1999, 1999

Signature: [Signature]

Subscribed and sworn to before me by the said [Name] this 26 day of MAR 1999, 1999
Notary Public [Signature]

*****Grantor or Agent
OFFICIAL SEAL
LAWN K. KROEGER
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 MAR 26 1999, 1999

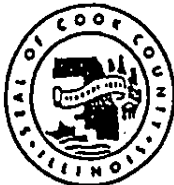
Signature: [Signature]

Subscribed and sworn to before me by the said [Name] this 26 day of MAR 1999, 1999
Notary Public [Signature]

*****Grantee or Agent
OFFICIAL SEAL
LAWN K. KROEGER
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.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS