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1999-04-26 12:50:42
Cook County Recorder 27.00

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 October 1, 1997 in Case No. 97 CH 3058 entitled Bank of New York vs. Townes and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 5, 1999, does hereby grant, transfer and convey to The Bank of New York, as trustee, under the pooling and servicing agreement dated as of February 29, 1996, series 1996-A the



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following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 2 (EXCEPT THE NORTH 33 1/3 FEET THEREOF) AND THE NORTH 16.67 FEET OF LOT 3 IN BLOCK 4 IN THE SUBDIVISION OF BLOCKS 4 AND 11 AND LOT 2 OF THE SUBDIVISION OF BLOCK 3 IN PROVISIO LAND ASSOCIATION ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 15-10-331-017. Commonly known as 806 S. 17th Ave., 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 April 15, 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 April 15, 1999 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

Andrew D. Schusteff
Notary Public, State of Illinois
My 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: Pierce & Associates, 18 S. Michigan Ave., Chicago, IL 60603

Box #178

COUNTY OF COOK

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

THE BANK OF NEW YORK, as trustee, under a
pooling & servicing agreement dated as of
2/29/96, series 1996-A

PLAINTIFF,)

97 CH 3058
Judge Jaffe

VS.)

ROGER TOWNES; ANGELA TOWNES, a/k/a Angela C.
Townes-Weeks; HOMEMAKERS REMODELING, INC.;
UNKNOWN TENANTS; UNKNOWN OWNERS & NON-RECORD
CLAIMANTS,

DEFENDANTS,)

ORDER APPROVING FORECLOSURE REPORT OF SALE AND DISTRIBUTION
AND ORDER FOR POSSESSION AND DEED

NOW COMES the Plaintiff herein, by and through its Attorneys,
PIERCE & Assoc., on its Motion for Confirmation of Sale and Right to
Possession and the Court, finding due notice of said Motion having
been given, having examined the Report of Sale, and it appearing
that no objections have been filed, and being fully advised in the
premises, FINDS:

1. That the Sale and distribution of Sale proceeds was
conducted in accordance with the Judgment for Foreclosure and Sale
entered herein and applicable law;

2. The Notice of Sale, required in accordance with 735 ILCS
5/15-1507(c), has been given; the terms of the Sale were fair and
conscionable; the Sale was conducted fairly and without fraud;

IT IS THEREFORE ORDERED:

A. Said Report of Sale is approved and confirmed and the
Foreclosure Sale Officer's Commission is approved for distribution.

The Sheriff's Commissions for property located outside of
Cook County is approved as detailed on the Report of Sale and
Distribution.

B. There shall be an IN REM deficiency judgment entered in
the sum of \$67,420.90, with interest thereon as by statute
provided, against the subject property as provided by 735 ILCS
5/15-1508(e) and that execution may issue;

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C. That a surplus, if any, shall be held by the Selling Officer Sheriff/Intercounty Judicial Sales Corporation, until further Order of Court;

D. A Deed shall be issued by the Office 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;

E. The holder of the Certificate of Sale and Deed, or assignee thereof, shall be entitled to possession of the subject premises 60 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15-1701;

F. That Chapter 735 ILCS 5/9-117 of the Illinois Code of Civil Procedure is not applicable to this Order.

G. That the Sheriff of Cook County is directed to place the Plaintiff in possession of the premises commonly known as:

806 S. 17th Ave., Maywood, IL 60153

H. That the Sheriff is further ordered to evict:

Roger Townes and Angela Townes, a/k/a Angela C. Townes-Weeks and Rose Marie Wagner now in possession of the premises commonly known as:

806 S. 17th Ave., Maywood, IL 60153

I. There is no reason to delay enforcement of or appeal from this final appealable Order.

IT IS HEREBY 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.

Rose Marie Wagner submits herself to the jurisdiction of this court.

ENTER:

JUDGE

DATED: ENTERED
CLERK OF THE CIRCUIT COURT
AURELIA PUCINSKI
APR 15 1999
JUDGE AARON JAFFE - #190
DEPUTY CLERK

PIERCE & ASSOCIATES
Attorneys for Plaintiff
18 S. Michigan Avenue
Twelfth Floor
Chicago, Illinois 60603
Attorney Code #91220
(312) 346-3766
971556

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The Grantor or his Agent affirms that, to the best of 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 authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/26, 19 99

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said [Handwritten Name] this 26 day of [Handwritten Month], 19 99 Notary Public [Handwritten Signature]

Grantor or Agent
"OFFICIAL SEAL"
NANCY J. MUELLER
Notary Public, State of Illinois
My Commission Expires 07/15/00

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 4/26, 19 99

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said [Handwritten Name] this 26 day of [Handwritten Month], 19 99 Notary Public [Handwritten Signature]

Grantee or Agent
"OFFICIAL SEAL"
NANCY J. MUELLER
Notary Public, State of Illinois
My Commission Expires 07/15/00

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 B misdemeanor for subsequent offenses.

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



JESSE WHITE

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

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