

# UNOFFICIAL COPY

W0702088

## JUDICIAL SALE DEED



Doc#: 0733339115 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/29/2007 11:48 AM Pg: 1 of 4

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 May 2, 2007 in Case No. 07 CH 4769 entitled Deutsche Bank National Trust Company as Trustee for Morgan Stanley IXIS Real Estate Capital Trust 2006-1 vs. Felipe Morales, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on September 25, 2007, does hereby grant, transfer and convey to Deutsche Bank National Trust

Company as Trustee for Morgan Stanley IXIS Real Estate Capital Trust 2006-1 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 18 IN BLOCK 42 IN IVANHOE UNIT NO. 3, BEING BRANIGAR BROTHERS' SUBDIVISION OF PARTS OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE ON AUGUST 27, 1925 AS DOCUMENT NO. 9017478 IN COOK COUNTY, ILLINOIS. P.I.N. 29-04-227-002 Commonly known as 103 E. 141st St., Riverdale, IL 60827.

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 November 5, 2007.

*Nathan H. Lichtenstein*

INTERCOUNTY JUDICIAL SALES CORPORATION

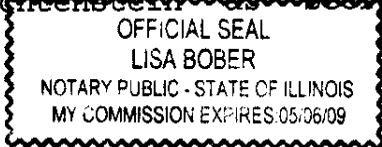
*Andrew D. Schusteff*

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on November 5, 2007 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) *Melissa Hunsley Agent*, November 5, 2007.

RETURN TO: ~~1807 W DIEHL RD~~ ADDRESS OF GRANTEE/MAIL TAX BILLS TO: DEUTSCHE BANK  
*NAPELVILLE IL 60563* 3416 STATEVIEW BLVD FORT MILL SC 29715

*HC 007CO 1582 (off)*

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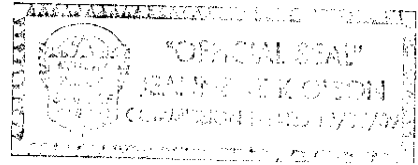
## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantor** 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 11-28, 2007

Signature: Melissa Audrey Agard  
**Grantor or Agent**

Subscribed and sworn to before me  
by the said Agent  
this 28 day of 11, 2007  
Notary Public Jeanette

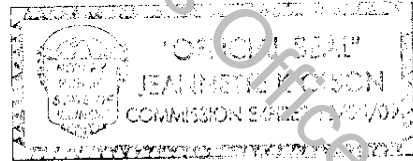


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11-28, 2007

Signature: Melissa Audrey Agard  
**Grantee or Agent**

Subscribed and sworn to before me  
by the said Agent  
this 28 day of 11, 2007  
Notary Public Jeanette



**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.

(Attached 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.)

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(Rev. 5/17/05)

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

DEUTSCHE BANK NATIONAL TRUST COMPANY AS	)	
TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE	)	
CAPITAL TRUST 2006-1;	Plaintiff,)	07 CH 4769
	vs.	) Calendar 55
FELIPE MORALES ET. AL.;	)	
	Defendants,)	

Associate Judge Lisa R. Curcio

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

OCT 30 2007

This cause comes to be heard on Plaintiff's motion for the entry of an order approving the Report of Sale and Distribution, confirming the sale of the mortgaged real estate that is the subject of the matter captioned above and described as:

Circuit Court - 1864

LOT 18 IN BLOCK 42 IN IVANHOE UNIT NO. 3, BEING BRANIGAR BROTHERS' SUBDIVISION OF PARTS OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE ON AUGUST 27, 1925 AS DOCUMENT NO. 9017478 IN COOK COUNTY, ILLINOIS. PIN: 29-04-227-002. Commonly known as: 103 E. 141st St., Riverdale, IL 60827.

Due notice of said motion having been given, the Court having examined said report, and being fully advised in the premises, FINDS:

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and; That justice was done.

**IT IS THEREFORE ORDERED:**

A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days;

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

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(ORDER APPROVING, PAGE 2)

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

That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment;

That the Plaintiff will not pursue collection of the note;

That there shall be an IN REM deficiency judgment entered in the sum of (\$34,560.13), with interest thereon as provided by statute against the subject property;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, ~~or its assigns~~, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

**IT IS FURTHER ORDERED:**

That the successful bidder, ~~or its assigns~~, is entitled to and shall have possession of the mortgaged real estate no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701).

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Felipe Morales, Rosa Carmina Morales from the mortgaged real estate commonly known as 103 E. 141st St., Riverdale, IL 60827 without further Order of Court, and;

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 Deed issued hereunder without affixing any transfer stamps.

ENTER:

Associate Judge Lisa R. Curcio

Judge

OCT 30 2007

Dated: \_\_\_\_\_

Circuit Court - 1864

Freedman Anselmo Lindberg & Rappe, LLC  
1807 West Diehl Road  
Suite 333  
Naperville, Illinois 60563-1890  
(877) 729-6734