



Doc#: 0734426030 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/10/2007 11:21 AM Pg: 1 of 5

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on May 8, 2007, in Case No. 07 CH 5022, entitled DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKERS TRUST COMPANY AS TRUSTEE AND CUSTODIAN FOR IXIS REAL ESTATE CAPITAL INC BY SAXON MORTGAGE

SERVICES INC FKA MERITECH MORTGAGE SERVICES AS ITS ATTORNEY-IN-FACT vs. FERNANDO DOMINGUEZ AKA FERNANDO DOMINGUEZ JR., et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on October 2, 2007, does hereby grant, transfer, and convey to DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN FOR IXIS REAL ESTATE CAPITAL INC. BY SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ITS ATTORNEY-IN-FACT the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE NORTH 5 FEET OF LOT 27 AND ALL OF LOT 28 IN BLOCK 4 IN WILLIAM A. BOND AND COMPANY'S DOUGLAS PARK "L" ADDITION, BEING A SUBDIVISION OF LOT 5 IN THE CIRCUIT COURT OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH. RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1821 RIDGELAND AVENUE, Berwyn, IL 60402

Property Index No. 16-20-308-008-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 13th day of November, 2007.

The Judicial Sales Corporation

By:

*Nancy R. Vallone*  
\_\_\_\_\_  
Nancy R. Vallone  
Chief Executive Officer

RECORDED  
INDEXED  
*[Signature]*

**UNOFFICIAL COPY**

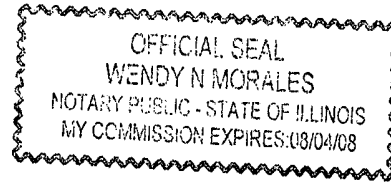
Judicial Sale Deed

State of IL, County of COOK ss, I, Wendy Morales, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Chief Executive Officer he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on

this 13 day of November 20 07

Wendy N. Morales  
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

12-16-07 Date  
Melissa Hinder Agent Buyer, Seller or Representative

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN FOR IXIS REAL ESTATE CAPITAL INC. BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ITS ATTORNEY-IN-FACT

4708 MERCANTILE DR N.  
FT WORTH TX, 76137-3607

Mail To:

FREEDMAN, ANSELMO, LINDBERG & RAPPE, LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL, 60563  
(630) 983-0770  
Att. No. 26122  
File No. X0702068

HC 2007CO 1709 (10/11)

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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 126, 2007

Signature: Melissa Audrey Agel  
Grantor or Agent

Subscribed and sworn to before me  
by the said Agel  
this 10 day of 12, 2007  
Notary Public [Signature]



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 126, 2007

Signature: Melissa Audrey Agel  
Grantee or Agent

Subscribed and sworn to before me  
by the said Agel  
this 10 day of 12, 2007  
Notary Public [Signature]



**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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X0702068

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

DEUTSCHE BANK TRUST COMPANY  
 AMERICAS FORMERLY KNOWN AS  
 BANKERS TRUST COMPANY AS TRUSTEE  
 AND CUSTODIAN FOR IXIS REAL ESTATE  
 CAPITAL INC BY: SAXON MORTGAGE  
 SERVICES INC FKA MERITECH MORTGAGE  
 SERVICES AS ITS ATTORNEY-IN-FACT

Plaintiff,

-v.-

07 CH 5022

FERNANDO DOMINGUEZ AKA FERNANDO  
 DOMINGUEZ JR., et al

Defendant

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

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 premises, which are the subject of the matter captioned above and described as:

THE NORTH 5 FEET OF LOT 27 AND ALL OF LOT 28 IN BLOCK 4 IN WILLIAM A. BOND AND COMPANY'S DOUGLAS PARK "L" ADDITION, BEING A SUBDIVISION OF LOT 5 IN THE CIRCUIT COURT OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1821 RIDGELAND AVENUE, Berwyn, IL 60462

Property Index No. 16-20-308-008-0000.

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

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

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

That justice was done.

IT IS THEREFORE ORDERED:

# UNOFFICIAL COPY

## Order Approving Report of Sale

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified, and confirmed;

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

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;

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder or its assigns and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder or assignee 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 premises as of a date 30 days ( ) after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess FERNANDO DOMINGUEZ AKA FERNANDO DOMINGUEZ JR. from the premises commonly known as 1821 RIDGELAND AVENUE, Berwyn, IL, 60402

The Sheriff cannot evict until 30 days after the entry of this order.  
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 Deed issued hereunder without affixing any transfer stamps.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: \_\_\_\_\_

ENTER:

NOV 16 2007  
Judge

FREEDMAN, ANSELMO, LINDBERG & RAPPE, LLC  
1807 W. DIEHL ROAD, SUITE 333  
NAPERVILLE, IL 60563  
(630) 983-0770

AttorneyCode. 26122

Case Number: 07 CH 5022