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JUDICIAL SALE DEED

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 July 7, 2008, in Case No. 08 CH 3413, entitled MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, L.L.C vs. TADEUSZ JANIK, et al, and pursuant to which the premises hereinafter described



Doc#: 0836504101 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2008 11:03 AM Pg: 1 of 5

were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on October 15, 2008, does hereby grant, transfer, and convey to DEUTSCHE BANK NATIONAL TRUST COMPANY the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 2M IN THE 5117 N. EAST RIVER ROAD CONDOMINIUM IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 7, 2001 IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 10833560, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 5117 NORTH EAST RIVER ROAD, UNIT 2M, Chicago, IL 60656

Property Index No. 12-11-310-086-1024

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 22nd day of December, 2008.

The Judicial Sales Corporation

By: 

Nancy R. Vallone
Chief Executive Officer

IRA T. NEVEL LAW OFFICES
175 N. FRANKLIN STE. 201
CHICAGO, IL 60606
BOX 167

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UNOFFICIAL COPY**Judicial Sale Deed**

State of IL, County of COOK ss, I, Kristin M. Smith, 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

22nd day of December, 2008



Kristin M. Smith
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).

12/29/08
Date

John J. [Signature]
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 NATIONAL TRUST COMPANY
4708 Mercantile Drive
Fort worth, TX 76137

Mail To:

LAW OFFICES OF IRA T. NEVEL
175 N. Franklin Street, Suite 201
CHICAGO, IL, 60606
(312) 357-1125
Att. No. 18837
File No.

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

MORTGAGE ELECTRONIC REGISTRATION)
 SYSTEMS, INC., AS NOMINEE FOR)
 DECISION ONE MORTGAGE COMPANY,)
 L.L.C.,)

Plaintiff(s),)

vs.)

Case No. 08 CH 03413
 Calendar No. 57

TADEUSZ JANIK, 5117 NORTH EAST)
 RIVER CONDOMINIUM ASSOCIATION,)
 NONRECORD CLAIMANTS, UNKNOWN)
 TENANTS AND UNKNOWN OWNERS,)

Defendant(s).)

ORDER CONFIRMING SALE

NOW COMES Nancy R. Vallone, Supervisor of Sales of The 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 The 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;

The Court finds that the subject property is improved by a Multi Unit, and was last inspected by the Plaintiff or its agents on October 1, 2008; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$94,000.00, (NINETY FOUR THOUSAND DOLLARS AND NO CENTS) and that The Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$350.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$60,453.29, and an In-Rem Judgment is hereby entered.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That said Sale of the premises included herein by The 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

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directed to evict only the Defendants, TADEUSZ JANIK, and their possessions from the premises described as the following:

UNIT 2M IN THE 5117 N. EAST RIVER ROAD CONDOMINIUM IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 7, 2001 IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 10833560, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Common Address: 5117 North East River Road, Unit 2M, Chicago, Illinois 60656

and place in possession Plaintiff, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, its Assignee or Designee. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701 (d). No occupant of the property not specifically named in the caption may be evicted pursuant to this Order without a Supplemental Order for Possession or an Order of Possession pursuant to a Forcible Entry and Detainer Complaint. Defendants have thirty (30) days from the entry of this Order to redeem the Mortgage pursuant to 735 ILCS 5/15-1604.

IT IS FURTHER ORDERED that The Judicial Sales Corporation 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, including any and all manufactured buildings located thereupon, 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 to DEUTSCHE BANK NATIONAL TRUST COMPANY 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.

This Order shall not be the basis for a suit upon the Note.

Plaintiff shall send a copy of this Order to the Defendants by regular mail within seven (7) days.

Judge Thomas R. Mulroy, Jr.
ENTERED:

DEC 21 2003

Circuit Court - 1941

J U D G E

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

