

UNOFFICIAL COPY

JUDICIAL SALE DEED



Doc#: 0836504105 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/30/2008 11:06 AM Pg: 1 of 6

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 3, 2008, in Case No. 08 CH 6435, entitled WELLS FARGO BANK, N.A., ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS NOMINEE FOR FREMONT INVESTMENT AND LOAN vs. JEROME MCFALL, 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 6, 2008, does hereby grant, transfer, and convey to HSBC BANK USA, NATIONAL ASSOCIATION AS TRSUTEE FOR ACE 2005-HE1, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

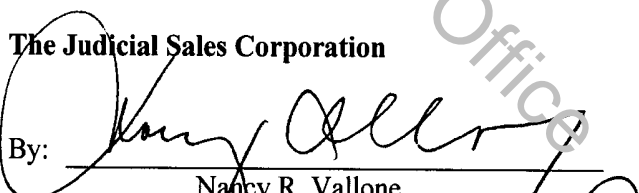
THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT: LOT 6 IN IVY GARDENS, BEING A SUBDIVISION IN THE NORTHWEST 1/2 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 10, 1955 AS DOCUMENT NO. 1650095, IN COOK COUNTY, ILLINOIS.

Commonly known as 15621 SOUTH DREXEL AVENUE, Dolton, IL 60419

Property Index No. 29-14-146-006

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).

12/21/08
Date

Ira J. Nevel
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:

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRSUTEE FOR ACE 2005-HE1, by assignment
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

WELLS FARGO BANK, N.A., ASSIGNEE)
 OF MORTGAGE ELECTRONIC REGISTRATION)
 SYSTEMS, INC., AS NOMINEE FOR)
 FREMONT INVESTMENT AND LOAN,)

Plaintiff(s),)

vs.)

Case No. 08 CH 06435

Calendar No. 54

JEROME MCFALL, BETTY F. MCFALL,)
 MORTGAGE ELECTRONIC REGISTRATION)
 SYSTEMS, INC., UNDER MORTGAGE)
 RECORDED AS DOCUMENT NUMBER)
 0434817243,)

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 Single Family Residence, and was last inspected by the Plaintiff or its agents on November 6, 2008; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$114,750.00, (ONE HUNDRED FOURTEEN THOUSAND SEVEN HUNDRED FIFTY 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.

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The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$29,144.41, 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 directed to evict only the Defendants, JEROME MCFALL and BETTY F. MCFALL, and their possessions from the premises described as the following:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT: LOT 6 IN IVY GARDENS, BEING A SUBDIVISION IN THE NORTHWEST ½ OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 10, 1955 AS DOCUMENT NO. 1650095, IN COOK COUNTY, ILLINOIS.

Common Address: 15621 South Drexel Avenue, Dolton, Illinois 60419

and place in possession Plaintiff, WELLS FARGO BANK N.A., 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 HSBC BANK

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USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE 2005-HE1 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.

ENTERED:

Judge John C. Griffin

DEC 04 2008

J U D G E
Circuit Court 1981

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

Property of Cook County Clerk's Office

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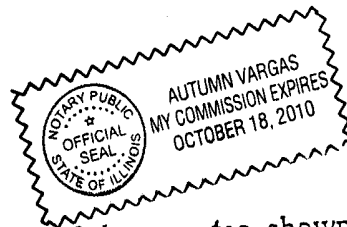
STATEMENT BY GRANTOR AND GRANTEE

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 December 29, 2008

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 29, day of December, 2008
Notary Public Autumn Vargas

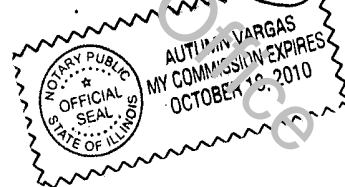


~~The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.~~

Date December 29, 2008

Signature: [Signature]
Grantee of Agent

Subscribed and sworn to before me
By the said _____
This 29, day of December, 2008
Notary Public Autumn Vargas



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)