

UNOFFICIAL COPY

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 July 29, 2008 in Case No 08 CH 8346 entitled Indymac vs. Moffat and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on October 30, 2008, does hereby grant, transfer and convey to Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan



Doc#: 0901535001 Fee: \$44.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 01/15/2009 09:15 AM Pg: 1 of 5

Asset-Backed Certificates, Series INABS 2004-A under the Pooling and Servicing Agreement dated March 1, 2007 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 39 AND THE NORTH 12-1/2 FEET OF LOT 38 IN BLOCK 26 IN GRANT LOCOMOTIVE WORKS ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SITUATED IN COOK COUNTY, ILLINOIS. P.I.N. 16-21-213-010. Commonly known as 1319 S. 49th Ct., Cicero, IL 60804.

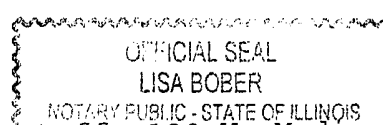
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this January 8, 2009.

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 January 8, 2009 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 real estate transfer tax under 35 ILCS 200/31-45(1).

RETURN TO:
See Attached

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 (1)
 OF THE PROPERTY TAX CODE
 DATE: 1/12/09 John J. Newell
 BUYER - SELLER OR AGENT

5

Return To

UNOFFICIAL COPY

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

Grantee 3. Taxes:

Deutsche Bank
155 W. Lake Ave.
Pasadena, CA 91101

Property of Cook County Clerk's Office

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

INDYMAC BANK, FSB, AS ASSIGNEE OF)
MORTGAGE ELECTRONIC REGISTRATION)
SYSTEMS, INC., AS NOMINEE FOR)
COMPASS MORTGAGE, INC.,)

Plaintiff(s),)

vs.)

ILYAS MOFFAT,)

Defendant(s).)

Case No. 08 CH 8346
Calendar No. 55

ORDER CONFIRMING SALE

NOW COMES Shelly K. Hughes, Supervisor of Sales of Intercounty 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 Intercounty 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 2-Flat, and was last inspected by the Plaintiff or its agents on October 2, 2008; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$188,888.00, (ONE HUNDRED EIGHTY EIGHT THOUSAND EIGHT HUNDRED EIGHTY EIGHT DOLLARS AND NO CENTS) and that Intercounty Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$300.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$120,989.71, and an In-Rem Judgment is hereby entered.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That said Sale of the premises included herein by Intercounty 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, ILYAS MOFFAT, and their possessions from the premises described as the following:

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LOT 39 AND THE NORTH 12 1/2 FEET OF LOT 38 IN BLOCK 26 IN GRANT LOCOMOTIVE WORKS ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SITUATED IN COOK COUNTY, ILLINOIS.

Common Address: 1319 S. 49th Court, Cicero, Illinois 60804

and place in possession Plaintiff, INDYMAC BANK F.S.B., 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.

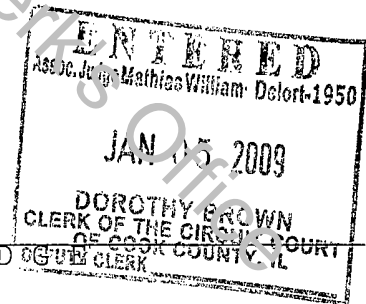
IT IS FURTHER ORDERED that Intercounty Judicial Sales Corporation be and is hereby ordered, that upon presentation by Plaintiff, or its Assignee, of the duly issued Certificate of Sale, that it immediately issue a Judicial Sales Deed for the subject premises to Plaintiff or its Assignee. All claims of 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, AS TRUSTEE OF THE EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2007-A UNDER THE POOLING AND SERVICING AGREEMENT DATED MARCH 1, 2007 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:



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

