

UNOFFICIAL COPY

JUDICIAL SALE DEED



Doc#: 0904405205 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2009 03:48 PM 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 July 14, 2008, in Case No. 06 CH 19322, entitled DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF ARGENT MORTGAGE LOAN TRUST, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W2 UNDER THE POOLING AND

SERVICING AGREEMENT DATED AS OF APRIL 1, 2005, WITHOUT RECOURSE, ASSIGNEE OF ARGENT MORTGAGE COMPANY, L.L.C. vs. THOMAS C. WEBSTER, 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 16, 2008, does hereby grant, transfer, and convey to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W2 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 19 AND THE SOUTH 20 FEET OF LOT 20 IN BLOCK 54 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36

NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Commonly known as 16437 SOUTH SPAULDING AVENUE, Markham, IL 60426

Property Index No. 28-23-413-032

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 9th day of February, 2009.

The Judicial Sales Corporation

By:

Nancy R. Vallone
Chief Executive Officer

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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
9th day of February, 2009

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).

2/12/09
Date

Sha S. Dewel
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, AS TRUSTEE, IN TRUST FOR THE
REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-W2

10801 6th Street

Rancho Cucamonga, CA 91730

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

DEUTSCHE BANK NATIONAL TRUST)
COMPANY, AS TRUSTEE OF ARGENT)
MORTGAGE LOAN TRUST, ASSET-BACKED)
PASS-THROUGH CERTIFICATES, SERIES)
2005-W2 UNDER THE POOLING AND)
SERVICING AGREEMENT DATED AS OF)
APRIL 1, 2005, WITHOUT RECOURSE,)
ASSIGNEE OF ARGENT MORTGAGE)
COMPANY, L.L.C.)

Plaintiff(s),)

vs.)

Case No. 06 CH 19322
Calendar No. 57

THOMAS C. WEBSTER, BETTY J.)
WEBSTER)

Defendant(s).)

ORDER CONFIRMING SALE

NOW COMES Nancy 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 further finds that the subject property is improved by a Single Family Residence, and was last inspected by the Plaintiff or its agents on November 10, 2008, and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$106,844.00, (ONE HUNDRED SIX THOUSAND EIGHT HUNDRED FORTY FOUR 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 \$300.00.

The Court further finds that under said Judgment, there remains no surplus or deficiency and that the proceeds of the Sale are sufficient to pay in full the amount due the Plaintiff, including fees, disbursements and commission of said Sale.

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.

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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, THOMAS C. WEBSTER and BETTY J. WEBSTER, and their possessions from the premises described as the following:

LOT 19 AND THE SOUTH 20 FEET OF LOT 20 IN BLOCK 54 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Common Address: 16437 South Spaulding Avenue, Markham, Illinois 60426

and place in possession Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, 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.

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 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, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W2 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.

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

J U D G E

JAN 30 2009

Circuit Court - 1953

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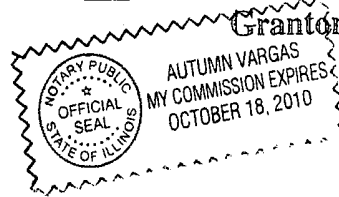
STATEMENT BY GRANTOR AND GRANTEE

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 February 12, 2009

Signature: [Handwritten Signature]

Grantor or Agent



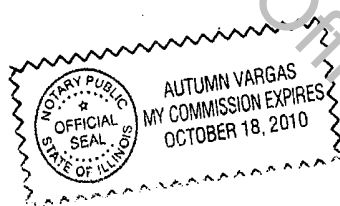
Subscribed and sworn to before me
By the said _____
This 12, day of February, 2009
Notary Public Autumn Vargas

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 February 12, 2009

Signature: [Handwritten Signature]

Grantee or Agent



Subscribed and sworn to before me
By the said _____
This 12, day of February, 2009
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.)