



Doc#: 0912634035 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/06/2009 10:12 AM Pg: 1 of 5

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 September 25, 2008, in Case No. 07 CH 33923, entitled HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2006, FREMONT HOME LOAN TRUST 2006-D vs.

ANGELICA RADILLA, 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 December 29, 2008, does hereby grant, transfer, and convey to **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2006, FREMONT HOME LOAN TRUST 2006-D** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

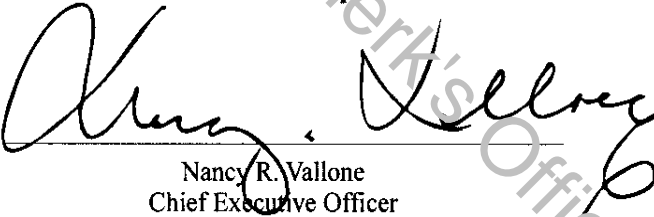
LOT 32 IN BLOCK 16 IN MCMILLAN AND WESTMORE'S FOURTH ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 3039 SOUTH KOMENSKY AVENUE, Chicago, IL 60623

Property Index No. 16-27-431-014-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 16th day of March, 2009.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
Chief Executive Officer

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

16th day of March, 2009


Notary Public



UNOFFICIAL COPY**Judicial Sale Deed**

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).

4/1/09 Manu Thomas
Date 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 TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2006, FREMONT HOME LOAN TRUST
2006-D

4708 Mercantile
FL. Worth, TX 76137

Mail To:

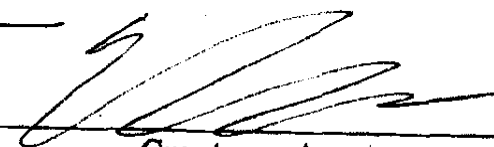
FREEDMAN, ANSELMO, LINDBERG & RAPPE, LLC
1807 W. DIEHL ROAD, SUITE 333
NAPERVILLE, IL, 60563
(630) 983-0770
Att. No. 26122
File No. X0711035

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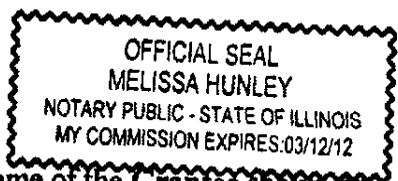
STATEMENT BY GRANTOR AND GRANTEE

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 4/20/09 2009


Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 20 day of April 2009
Notary Public Melissa Hunley



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 4/20/09 2009

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 20 day of April 2009
Notary Public Melissa Hunley



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

HSBC BANK USA, NATIONAL ASSOCIATION, AS
 TRUSTEE UNDER THE POOLING AND
 SERVICING AGREEMENT DATED AS OF
 NOVEMBER 1, 2006, FREMONT HOME LOAN
 TRUST 2006-D

Plaintiff,

-v.-

07 CH 33923

ANGELICA RADILLA, DIANA GARIBAY, JOSE
 BALTIERREZ, SAMUEL SANCHEZ

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:

LOT 32 IN BLOCK 16 IN MCMILLAN AND WESTMORE'S FOURTH ADDITION TO CHICAGO IN THE
 SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 3039 SOUTH KOMENSKY AVENUE, Chicago, IL 60623

Property Index No. 16-27-431-014-0000.

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

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a multi-family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on January 2, 2009

That justice was done.

IT IS THEREFORE ORDERED:

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;

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Order Approving Report of Sale

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;

That there shall be an IN REM deficiency judgment entered in the sum of \$202,950.19 with interest thereon as by statute provided, against the subject property

That ⁹²any Special Right to Redeem, ⁹⁷if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

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

That upon request by the successful bidder including any insurers, investors, and agents of Plaintiff 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 including any insurers, investors, and agents of Plaintiff a deed sufficient to convey title.

IT IS FURTHER ORDERED:

That the successful bidder, including any insurers, investors, and agents of Plaintiff 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 ANGELICA RADILLA, DIANA GARIBAY, JOSE BALTIERREZ, SAMUEL SANCHEZ from the premises commonly known as 3039 SOUTH KOMENSKY AVENUE, Chicago, IL, 60623

The Sheriff cannot evict until 30 days after the entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

The Plaintiff will not pursue collection on the note.

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

Date: _____

ENTER: _____

FREEDMAN, ANSELMO, LINDBERG & RAPPE, LLC
1807 W. DIEHL ROAD, SUITE 333
NAPERVILLE, IL 60563
(630) 983-0770
Attorney File No. X0711035

AttorneyCode. 26122

Case Number: 07 CH 33923

