

# UNOFFICIAL COPY

## 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 February 17, 2009, in Case No. 08 CH 23771, entitled DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES,



Doc#: 0935731084 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/23/2009 03:17 PM Pg: 1 of 6

SERIES 2006-W3, ASSIGNEE OF ARGENT MORTGAGE COMPANY, L.L.C. vs. JOSEPH J. HENDERSON, 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 September 9, 2009, does hereby grant, transfer, and convey to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE BENEFIT OF THE CERTIFICATE HOLDERS FOR ARGENT SECURITIES, INC. 2006-W3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W3** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 160, IN MATTESON HIGHLANDS, UNIT NO. 2 BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID NORTHEAST 1/4 LYING SOUTH OF THE SOUTHERLY LINE OF CUT LOT B, IN MATTESON HIGHLANDS UNIT NO. 1, ACCORDING TO PLAT THEREOF RECORDED AUGUST 22, 1963 AS DOCUMENT NUMBER 18892127) IN COOK COUNTY, ILLINOIS.

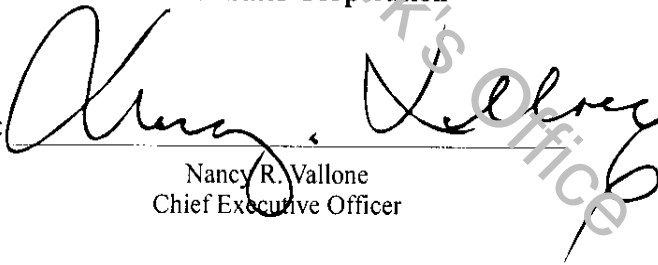
Commonly known as 746 VIOLET LANE, Matteson, IL 60443

Property Index No. 31-22-214-010

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 8th day of December, 2009.

The Judicial Sales Corporation

By:



Nancy R. Vallone  
Chief Executive Officer

**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

8th day of December, 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).

12/23/09  
Date

Ira T. 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:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE BENEFIT OF THE CERTIFICATE HOLDERS FOR ARGENT SECURITIES, INC. 2006-W3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W3

6501 Irvine Center Drive  
Irvine, CA 92618

Contact Name and Address:

Contact: American Home Mortgage  
Address: 4600 Regent Blvd, Suite 200  
Irvine, TX 75063  
Telephone: (800) 358-8426

Mail To:

LAW OFFICES OF IRA T. NEVEL  
175 N. Franklin Street, Suite 201  
CHICAGO, IL, 60606

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

DEUTSCHE BANK NATIONAL TRUST )  
COMPANY, AS TRUSTEE, IN TRUST FOR )  
THE REGISTERED HOLDERS OF ARGENT )  
SECURITIES, INC., ASSET-BACKED )  
PASS-THROUGH CERTIFICATES, SERIES )  
2006-W3, ASSIGNEE OF ARGENT )  
MORTGAGE COMPANY, L.L.C., )

Plaintiff(s), )

vs. )

Case No. 08 CH 23771  
Calendar No. 57

JOSEPH J. HENDERSON, MARIA B. )  
HENDERSON, STATE OF ILLINOIS, )  
UNDER REVENUE LIEN RECORDED AS )  
DOCUMENT NUMBER 93898026, )

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 September 3, 2009; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$98,000.00, (NINETY EIGHT THOUSAND DOLLARS AND NO CENTS) and that The Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance

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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 \$120,629.02, 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, JOSEPH J. HENDERSON and MARIA B. HENDERSON, STATE OF ILLINOIS, UNDER REVENUE LIEN RECORDED AS DOCUMENT NUMBER 93898026, and their possessions from the premises described as the following:

LOT 160, IN MATTESON HIGHLANDS, UNIT NO. 2, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID NORTHEAST 1/4 LYING SOUTH OF THE SOUTHERLY LINE OF OUTLOT B, IN MATTESON HIGHLANDS UNIT NO. 1, ACCORDING TO PLAT THEREOF RECORDED AUGUST 22, 1963 AS DOCUMENT NUMBER 18892127) IN COOK COUNTY, ILLINOIS.

Common Address: 746 Violet Lane, Matteson, Illinois 60443

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. 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, upon presentation by Plaintiff, or its Assignee, of the duly issued Certificate of Sale, to 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 hereunder is

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a transaction that is exempt from all transfer taxes, either State or local, and the County Recorder of Deeds is ordered to permit immediate recording 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:

\_\_\_\_\_  
J U D G E

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

Property of Cook County Clerk's Office

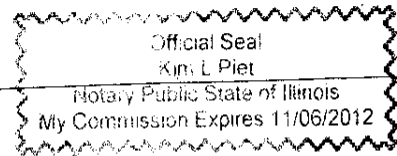
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## STATEMENT BY GRANTOR AND GRANTEE

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 23, 2009

Signature: [Handwritten Signature]  
Grantor or Agent



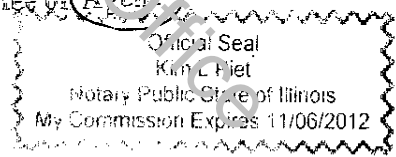
Subscribed and sworn to before me

By the said [Handwritten Name]  
This 23 day of December, 2009  
Notary Public [Handwritten Signature]

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 23, 2009

Signature: [Handwritten Signature]  
Grantee or Agent



Subscribed and sworn to before me

By the said [Handwritten Name]  
This 23 day of December, 2009  
Notary Public [Handwritten Signature]

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.)