

JUDICIAL SALE DEED



Doc#: 1007629086 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2010 03:01 PM 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 September 1, 2009, in Case No. 09 CH 06670, entitled INDYMAC FEDERAL BANK, FSB, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR METROPOLITAN HOME MORTGAGE, INC. vs. JASMIN JARLEGO, 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 2, 2009, does hereby grant, transfer, and convey to **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DALT 2007-OA2**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

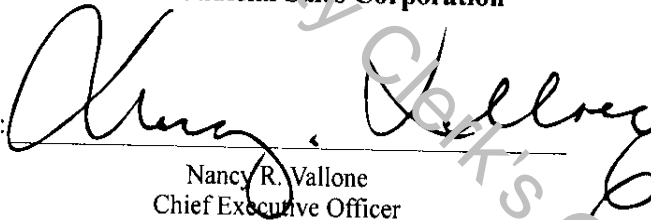
**UNIT 4101-GS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STERLING CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030359283 IN SECTION 17, TOWNSHIP 40, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 4101 NORTH SHERIDAN ROAD, UNIT GS, Chicago, IL 60613

Property Index No. 14-17-413-023-1015

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 11th day of March, 2010.

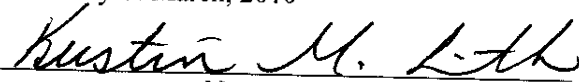
The Judicial Sales Corporation

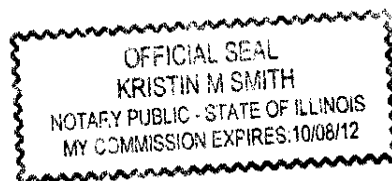
By:   
Nancy R. Vallone  
Chief Executive Officer

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

11th day of March, 2010

  
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

**UNOFFICIAL COPY****Judicial Sale Deed**

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

3/16/10  
Date

Ira S. 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 TRUSTEE FOR DALT 2007-OA2, by assignment

1270 Northland Drive  
Mendota Heights, MN 55120

Contact Name and Address:

Contact:

One West Bank, FSB

Address:

888 W. Walnut Avenue, 4th Fl

Pasadena, CA 91101

Telephone:

(800) 781-7399

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.

# UNOFFICIAL COPY

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

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

Plaintiff(s), )

vs. )

Case No. 09 CH 06670  
Calendar No. 63

JASMIN JARIEGO, INDYMAC BANK, FSB, )  
UNDER MORTGAGE RECORDED AS DOCUMENT)  
NUMBER 0703206010, STERLING )  
CONDOMINIUM ASSOCIATION, )

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 Condominium, and was last inspected by the Plaintiff or its agents on October 30, 2009; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$166,500.00, (ONE HUNDRED SIXTY SIX THOUSAND FIVE HUNDRED 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.

# UNOFFICIAL COPY

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$55,811.10.

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, JASMIN JARLEGO, INDYMAC BANK, FSB, UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0703206010, STERLING CONDOMINIUM ASSOCIATION, from the premises described as the following:

UNIT 4101-GS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STERLING CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030359283 IN SECTION 17, TOWNSHIP 40, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 4101 North Sheridan Road, Unit GS, Chicago, Illinois 60613

and place in possession Plaintiff, INDYMAC FEDERAL BANK. 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, 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. 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 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.

# UNOFFICIAL COPY

Plaintiff shall send a copy of this Order to the Defendants by regular mail within seven (7) days.

ENTERED:

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

CONTACT INFORMATION:

JAYCEE SAN PEDRO  
888 W. WALNUT AVENUE, 4<sup>TH</sup> FLOOR  
MAIL STOP HQ-04-06  
PASADENA, CA 91101  
(800) 781-7399

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

ENTERED  
JUDGE THOMAS R. MULROY, JR. - 1941  
  
MAR 02 2010  
  
JUDITH BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 March 15, 2010

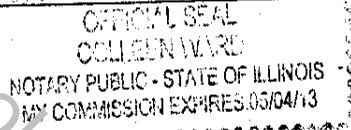
Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

By the said

This 15 day of March, 2010

Notary Public [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 March 16, 2010

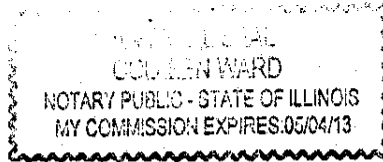
Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

By the said

This 16 day of March, 2010

Notary Public [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.)