UNOFFICIAL COPY

JUDICIAL SALE DEED

INTERCOUNTY GRANTOR, THE JUDICIAL SALES CORPORATION, Corporation, Illinois pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Appointing Selling Order entered by the Officer of Cook Court Circuit Inois on County, September 14, 2009 in Case No. 09 CH 8705 entitled U.S. Bank vs. Romero and rursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on December 16 does hereby grant, 2009, transfer and convey to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS MASTR ADJUSTABLE MORTGAGE TRUST 2007-1 the Doc#: 1007740002 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/18/2010 09:18 AM Pg: 1 of 6

following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever: LOT 45 IN SUB BLOCK 7 OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 14-32-126-018. Commonly known as 2109 North Lakewood Avenue, Chicago, IL 60614.

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 March 12, 2010.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest___

Secretary

President A

State of Illinois, County of Cook ss, This instrument was acknowledged before me on March 12, 2010 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

OFFICIAL SEAL
B SYLVESTER
NOTARY PUBLIC - STATE OF ILLINOIS

Notary Public

MY COMMISSION EXPIRES:08:04/13 }
Prepared by A Schustoff, 120 W. Madison St. Chicago, IL 60602.
Exempt from real estate transfer tax under 35 ILCS 200/31-45(1).
RETURN TO:

See Attachel

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 (I) OF THE PROPERTY TAX CODE.

DATE: 31710 Ma J. NULLER DE AGENT

1007740002D Page: 2 of 6

return To: UNOFFICIAL COPY

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

> Property of Cook County Clerk's Office mendota Herghts, MN 55120

Contact Info: American Home Mortegae 4600 Regent Blud Suite # 300 Irvine, TX 75063 (800) 358. 8426

1007740002D Page: 3 of 6

UNOFFICIAL COPY

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

U.S. BANK, N.A., AS TRUSTEE FOR THE)

HOLDERS OF MASTR ADJUSTABLE RATE

MORTGAGES TRUST 2007-1, ASSIGNEE OF)

MORTGAGE ELECTRONIC REGISTRATION

SYSTEMS, INC., AS NOMINEE FOR

AMERICAN BROKERS CONDUIT,

Plaintiff(s),

VS.

Case No. 09 CH 08705

Calendar No. 61

CIPRIANO ROMPO, INDYMAC BANK, FSB,)

UNDER MORTGAGE RECORDED AS DOCUMENT)

NUMBER 0631939109,

Defendant(s).

OFDER CONFIRMING SALE

NOW COMES Shelly K. Hugher, Supervisor of Sales of Intercounty Judicial Sales Corporation, and fires 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 Single Family Residence, and was last inspected by the Plaintiff or its agents on December 6, 2009; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$1,593,750.00, (ONE MILLION FIVE HUNDRED NINETY THREE THOUSAND SEVEN HUNDRED AND FIFTY 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 \$377,608.92.

UNOFFICIAL COPY

Municipality may contact the below with concerns about the real property:

Holder of the Certificate of Sale:

U.S. BANK N.A., C/O AMERICAN

HOME SERVICING

CONTACT: MICHELLE TROTTER

4600 REGENT BLVD SUITE 200

IRVINE, TX 75063 (800)358-8426

TELEPHONE NUMBER:

ADDRESS:

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, CIPRIANO ROMERO, INDYMAC BANK, FSB, UNDER MORTGACE RECORDED AS DOCUMENT NUMBER 0631939109, from the premises described as the following:

LOT 45 IN SUB BLOCK 7 OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2109 North Lakewood Avenue, Chicago, Illinois

and place in possession Plaintiff, U.S. BANK N.A. 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, upon presentation by Plaintiff, of the duly issued Certificate of Sale, to immediately issue a Judicial Sales Deed for the subject premises 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 recordation of the Judicial Deed issued hereunder without any exemption stamps.

1007740002D Page: 5 of 6

UNOFFICIAL COPY

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

ENTERED:

ENTERED
Assoc. Judge Mathias William Delort-1950

JUDGE

MAR 08 2010

DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK_____

Attorney No. 18837 IR. thin cois 60. LAW OFFICES OF IRA T. NEVEL, LLC 175 North Prinklin Suite 201 Chicago, Illinois 60606 (312) 357-1125

1007740002D Page: 6 of 6

UNOFFICIAL COPY

. STATEMENT BY GRANTOR AND GRANTEE

The granter 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, or 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 Plancis.

Dated March 17 . 20_10 Signature: La J. Newl Granter or Agent
Subscribed and sworn to before me By the said This, day of, 20
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 assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or assignment of beneficial interest.
Date March 17 20-10 Signature: Ma J. III Granice of Agent
Subscribed and sworn to before me By the said

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.)