



W08100077

JUDICIAL SALE DEED

Doc#: 1010449053 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/14/2010 12:20 PM Pg: 1 of 5

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on September 4, 2009 in Case No. 08 CH 42491 entitled Deutsche Bank National Trust Company, as Trustee vs. Elizabeth K. Felton, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on December 7, 2009, does hereby grant, transfer and convey to Deutsche Bank National Trust Company, As Trustee For Fremont Home

Loan Trust Series 2006-3 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever: LOT 14 IN CUMMING AND FOREMAN REAL ESTATE CORPORATION'S RESUBDIVISION OF LOTS 29, 30, 58, 59, 84, 87, 88, 89, 90 AND 91, ALSO THE SOUTHWESTERLY 35 FEET OF LOT "A" ALL IN SEMINARY ADDITION TO MAYWOOD. BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 15-15-213-019 Commonly known as 1226 S. 12th Avenue, Maywood, IL 60153.

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 25, 2010.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein
Secretary

Andrew D. Schusteff
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on March 25, 2010 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

B SYLVESTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/30/11

[Signature]
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602. Exempt from tax under 35 ILCS 200/31-45(1) Both States, March 25, 2010. No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

RETURN TO: ADDRESS OF GRANTEE/MAIL TAX BILLS TO:

Freedman, Anselmo, Lindberg & Rappe LLC
1807 W. Diehl Rd., Suite 333
Naperville, IL 60563

Deutsche Bank N.T.C.
3476 Stateview Blvd.
Fort Mill, SC 29715

CONTACT:
DREW HOMENSEE
1 HOME CAMPUS
DES MOINES IA 50328
414-214-9270

PREMIER TITLE

STATEMENT BY GRANTEE AND GRANTEE
UNOFFICIAL COPY

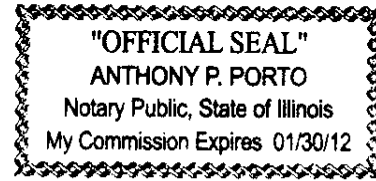
08-06640-PT

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 4-8, 20 10

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 4, day of 4, 20 10
Notary Public [Signature]

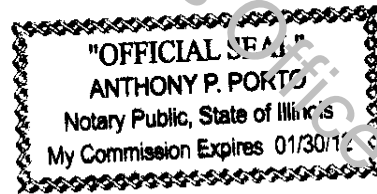


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4-8, 20 10

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 8, day of 4, 20 10
Notary Public [Signature]



08-06640 EXHIBIT A
UNOFFICIAL COPY
 W08100077

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS)
 TRUSTEE FOR FREMONT HOME LOAN TRUST SERIES)
 2006-3 Plaintiff,) 08 CH 42491
 vs.)
 ELIZABETH K. FELTON; MORTGAGE ELECTRONIC)
 REGISTRATION SYSTEMS, INC.; AMERICA'S)
 SERVICING COMPANY; Defendants,)

Calendar 64

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,
 CONFIRMING SALE, AND ORDER FOR 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 mortgaged real estate that is the subject of the matter captioned above and described as:

LOT 14 IN CUMMING AND FOREMAN REAL ESTATE CORPORATION'S RESUBDIVISION OF LOTS 29, 30, 58, 59, 84, 87, 88, 89, 90 AND 91, ALSO THE SOUTHWESTERLY 35 FEET OF LOT "A" ALL IN SEMINARY ADDITION TO MAYWOOD, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 1226 S. 12th Avenue, Maywood, IL 60153. PIN: 15-15-213-019.

The real property that is the subject matter of this proceeding is a single family residence.

The real property was last inspected by movant or movant's agent on: December, 27, 2009

Due notice of said motion having been given, the Court having examined said report, and being fully advised in the premises, FINDS:

That the periods of redemption and reinstatement expired without same having been made;

That this Court obtained personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency, if any, from said sale;

That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and; That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

UNOFFICIAL COPY

(ORDER APPROVING, PAGE 2)

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment and that there shall be an IN REM deficiency judgment entered in the sum of (\$165,473.57), with interest thereon as provided by statute against the subject property;

That the Plaintiff will not pursue collection of the note;

That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604) shall expire 30 days after entry of this order; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title.

IT IS FURTHER ORDERED:

That the successful bidder, is entitled to and shall have possession of the mortgaged real estate no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Elizabeth K. Felton from the mortgaged real estate commonly known as 1226 S. 12th Avenue, Maywood, IL 60153 without further Order of Court.

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

That the Deed to be issued to the successful bidder hereunder is a transaction that is exempt from all transfer taxes either state or local and the Cook County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Sale Deed issued hereunder without any exemption stamps.

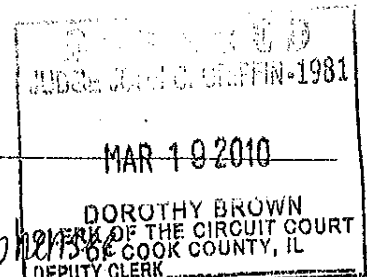
A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

Dated: _____

Freedman Anselmo Lindberg & Rappe, LLC
1807 West Diehl Road
Suite 333
Naperville, Illinois 60563-1890
(630) 983-0770
Jason Newman ARDC #6275591, Cook County #39765

Judge



Drew Homenick
1 Home Campus
Des Moines, IA 50328
414-214-9270

UNOFFICIAL COPY

Property of Cook County Clerk's Office

I hereby certify that the document to which this
certification is affixed is a true copy.

Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL

