

11 08-07893-PT

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W08120157

JUDICIAL SALE DEED

Doc#: 1010449054 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 October 6, 2009 in Case No. 09 CH 205 entitled Deutsche Bank National Trust Company, as Trustee vs. Allan K. Bell aka Allan Bell, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on January 11, 2010, does hereby grant, transfer and convey to Deutsche Bank National Trust Company, As Trustee For Fremont Home

Loan Trust 2006-1 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 217 AND THE NORTH 1/2 OF LOT 218 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 16-17-110-011 Commonly known as 626 South Highland Avenue, Oak Park, Illinois 60304.

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 17, 2010.

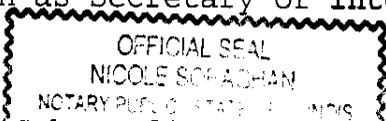
INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Secretary

President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on March 17, 2010 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) March 17, 2010. No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

RETURN TO: Freedman, Anselmo, Lindberg & Rapoe LLC
1807 W. Diehl Rd., Suite 333
Naperville, IL 60563

ADDRESS OF GRANTEE/MAIL: DEUTSCHE BANK
3476 STATEVIEW BLVD
FT. MILL, SC 29715

CONTACT: DREW HOHENSEE
I HOME CAMPUS
DES MOINES IA 50328
414-214-9270

PREMIER TITLE - 847-255-7100

1350 W. NORTHWEST HIGHWAY, Arlington Hts., IL 60004

PREMIER TITLE

STATEMENT BY GRANTOR AND GRANTEE
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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 4-5, 20 10

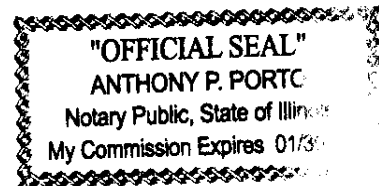
Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said

This 5, 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 4-5, 20 10

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said

This 5, day of 4, 20 10

Notary Public [Signature]

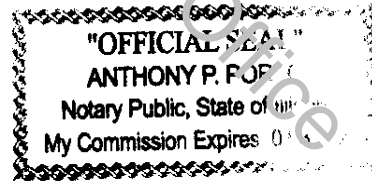
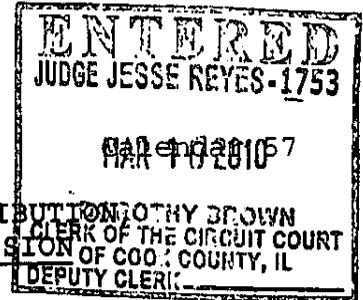


EXHIBIT A **UNOFFICIAL COPY**
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS)
TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-1)
Plaintiff,) 09 CH 205
vs.)
ALLAN K. BELL AKA ALLAN BELL; ALISON M. BELL)
AKA ALISON BELL; MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS, INC.; AMERICA'S)
SERVICING COMPANY; Defendants,)



**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 217 AND THE NORTH 1/2 OF LOT 218 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as: 626 South Highland Avenue Oak Park, Illinois 60304. PIN: 16-17-110-011.

The real property that is the subject matter of this proceeding is a multi-family residence. The successful purchaser is entitled to possession of the property only. The purchaser may only obtain possession of units within the multi-unit property occupied by individuals named in the order of possession..

The real property was last inspected by movant or movant's agent on: January, 19, 2010

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;

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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 (\$347,972.35), 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 Allan K. Bell aka Allan Bell, Alison M. Bell aka Alison Bell from the mortgaged real estate commonly known as 626 South Highland Avenue, Oak Park, Illinois 60304 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:



Judge

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

Drew Hohensee
1 Home Campus
Des Moines, IA 50328
914-214-9270

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy. 3/25/10

Dorothy Brown
Dorothy Brown
Clerk of the Circuit Court
of Cook County, Ill.

