



Doc#: 1015229064 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/01/2010 02:32 PM Pg: 1 of 6

**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 December 9, 2009, in Case No. 09 CH 11608, entitled ONEWEST BANK, FSB, SUCCESSOR IN INTEREST TO INDYMAC FEDERAL BANK, FSB, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR

INDYMAC BANK, FSB vs. VERONICA BUSTOS, 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 March 12, 2010, does hereby grant, transfer, and convey to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC MORTGAGE LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES SERIES INDB 2006-1 UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2006, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

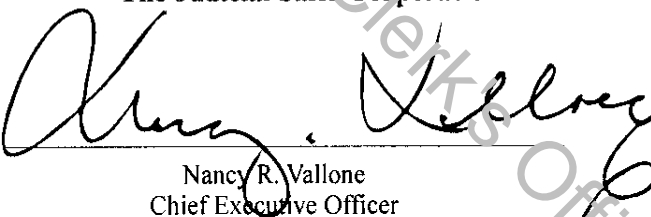
**LOT 37 IN BLOCK 4 IN E. G. PAULING'S BELMONT AVENUE ADDITION OF CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 33 FEET THEREOF AND EXCEPT RAILROAD).**

Commonly known as 2843 NORTH KENNETH AVENUE, Chicago, IL 60641

Property Index No. 13-27-127-006-0000

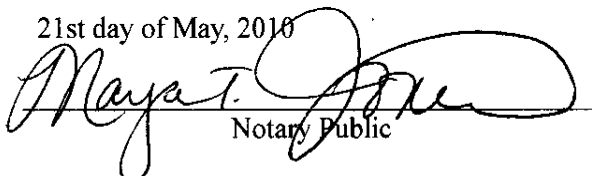
Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 21st day of May, 2010.

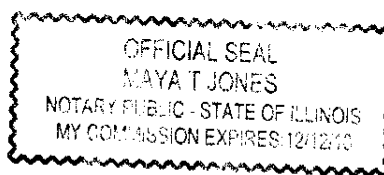
**The Judicial Sales Corporation**

By:   
Nancy R. Vallone  
Chief Executive Officer

State of IL, County of COOK ss, I, Maya T. Jones, 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  
21st day of May, 2010

  
Notary Public



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

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

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).5/28/10  
DateIra J. 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 OF THE INDYMAC MORTGAGE LOAN TRUST  
2006-1, ASSET-BACKED CERTIFICATES SERIES INDB 2006-1 UNDER THE POOLING AND SERVICING AGREEMENT  
DATED JUNE 1, 2006, by assignment1270 Northland Drive  
Suite 200  
Mendota Heights, MN 55120

Contact Name and Address:

Contact: Deutsche Bank c/o Onwest Bank  
Address: 888 E. Walnut Ave, 4th Fl  
Pasadena, CA 91101  
Telephone: (800) 781-7399 Jaycee San Pedro

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

ONEWEST BANK, FSB, SUCCESSOR IN )  
INTEREST TO INDYMAC FEDERAL BANK, )  
FSB, ASSIGNEE OF MORTGAGE )  
ELECTRONIC REGISTRATION SYSTEMS, )  
INC., AS NOMINEE FOR INDYMAC BANK, )  
FSB, )

Plaintiff(s), )

vs. )

Case No. 09 CH 11608  
Calendar No. 64

VERONICA BUSTOS, MORTGAGE )  
ELECTRONIC REGISTRATION SYSTEMS, )  
INC., UNDER MORTGAGE RECORDED AS )  
DOCUMENT NUMBER 0607208043 )

Defendant(s). )

**ENTERED**  
JUDGE JOHN C. GRIFFIN-1981  
  
MAY 20 2010  
  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK of The

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 February 22, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$150,000.00, (ONE HUNDRED FIFTY THOUSAND 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.

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The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$188,699.69.

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

Holder of the Certificate of Sale: DEUTSCHE BANK C/O ONEWEST BANK  
 CONTACT: JAYCEE SAN PEDRO  
 ADDRESS: 888 E WALNUT AVENUE, 4TH FLOOR  
 MAIL STOP HQ-04-06  
 PASADENA, CA 91101  
 TELEPHONE NUMBER: (800)781-7399

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, VERONICA BUSTOS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0607208043, from the premises described as the following:

LOT 37 IN BLOCK 4 IN E. G. PAULING'S BELMONT AVENUE ADDITION OF CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 33 FEET THEREOF AND EXCEPT RAILROAD).

Common Address: 2843 North Kenneth Avenue, Chicago, Illinois 60641

and place in possession Plaintiff, ONEWEST BANK. 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. Possession is stayed thirty (30) days, pursuant to 735 ILCS 5/15-1701(d).

IT IS FURTHER ORDERED that Defendants have thirty (30) days from the entry of this Order to redeem the Mortgage pursuant to 735 ILCS 5/15-1604.

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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.

This Order shall not be a basis for a suit on the Note.

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

ENTERED:

|   |             |
|---|-------------|
| <b>ENTERED</b>  |             |
| JUDGE JOHN C. GRIFFIN-1981  |             |
| J U D G E   | MAY 20 2010 |
| DOROTHY BROWN<br>CLERK OF THE CIRCUIT COURT<br>OF COOK COUNTY, IL<br>DEPUTY CLERK |             |

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

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

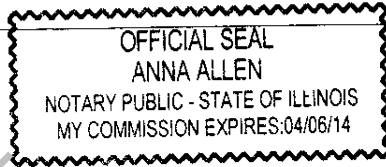
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 28<sup>th</sup>, 2010

Signature: Anna J. Neul  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 28 day of May, 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 May 28, 2010

Signature: Anna J. Neul  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 28 day of May, 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.)