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1018229072

JUDICIAL SALE DEED

Doc#: 1018229072 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/01/2010 03:08 PM Pg: 1 of 6

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 November 30, 2009 in Case No. 09 CH 29584 entitled Onewest Bank vs. Sejdiu and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on April 7, 2010, does hereby grant, transfer and convey to HSEC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-AR3 the following

described real estate situated in the County of Cook, State of Illinois, to have and to hold forever: UNIT NUMBER 1 AND PARKING UNIT NUMBER "P"-3 IN 394 ALLES STREET CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 4 AND 5 IN BLOCK 2 OF MATTESON'S ADDITION TO DES PLAINES IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE EAST 1/2 OF VACATED 12 FOOT PUBLIC ALLEY LYING WEST OF AND ADJOINING LOTS 3, 4 AND 5 AFORESAID; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 9, 1979. P.I.N. 09-17-402-175-1001 and 09-17-402-175-1012. Commonly known as 394 Alles Street, Unit 1A, Des Plaines, IL 60016.

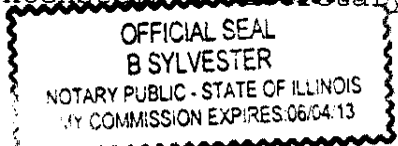
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this June 23, 2010.

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 June 23, 2010 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



B Sylvester
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.
Exempt from real estate transfer tax under 35 ILCS 200/31-45(1).
RETURN TO:

EXEMPT FROM TAX UNDER 35 ILCS 200/31-45 (1)
OF THE PROPERTY TAX CODE

DATE: 6/30/10 Jim S. Neuf
BUYER SELLER OR AGENT

See Attached

Return To: **UNOFFICIAL COPY**

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

Grantee's Taxes:
MSBE Bank, USA.
1270 Northland Drive
Suite # 200
Mendota Heights, MN 55120

Property of Cook County Clerk's Office

Contact Info:
Onwest Bank
858 E. Walnut Avenue
4th Fl
Pasadena, CA 91101
(800) 781-7399

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

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

Plaintiff(s),)

vs.)

Case No. 09 CH 29584
 Calendar No. 58

BESA SEJDIU, AFRIM SEJDIU, MORTGAGE)
 ELECTRONIC REGISTRATION SYSTEMS,)
 INC., UNDER MORTGAGE RECORDED AS)
 DOCUMENT NUMBER 0703211141, 394)
 ALLES STREET CONDOMINIUM)
 ASSOCIATION, NONRECORD CLAIMANTS,)
 UNKNOWN TENANTS AND UNKNOWN OWNERS,)

Defendant(s).)

ORDER CONFIRMING SALE

NOW COMES Shelly K. Hughes, Supervisor of Sales of Intercounty 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 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 Condominium, and was last inspected by the Plaintiff or its agents on March 21, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$148,500.00, (ONE HUNDRED FORTY EIGHT THOUSAND FIVE HUNDRED 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

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sum of \$300.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$37,366.82.

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

Holder of the Certificate of Sale:	HSBC BANK USA 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 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, BESA SEJDIU, AFRIM SEJDIU, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0703211141, 394 ALLES STREET CONDOMINIUM ASSOCIATION, from the premises described as the following:

UNIT NUMBER 1 AND PARKING UNIT NUMBER "P"-3 IN 394 ALLES STREET CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 4, AND 5 IN BLOCK 2 OF MATTESON'S ADDITION TO DES PLAINES IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE EAST 1/2 OF VACATED 12 FOOT PUBLIC ALLEY LYING WEST OF AND ADJOINING LOTS 3, 4 AND 5 AFORESAID; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 9, 1979.

Common Address: 394 Alles Street, Unit 1A, Des Plaines, Illinois 60016

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

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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.

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.

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:

ASSOC. JUDGE DARRYL B. SIMAK

JUN 14 2010

CIRCUIT COURT 1923



J U D G E

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

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STATEMENT BY GRANTOR AND GRANTEE

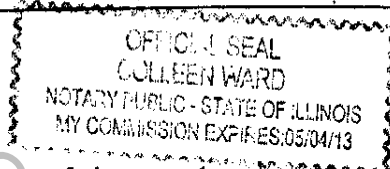
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 30, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said [Handwritten Name]
This 29 day of June, 2010
Notary Public [Handwritten Signature]



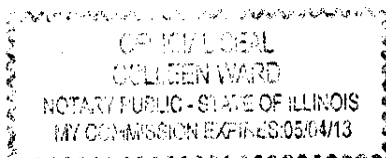
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 30, 2010

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said [Handwritten Name]
This 29 day of June, 2010
Notary Public [Handwritten 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.)