



Doc#: 1018331050 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/02/2010 02:39 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 February 2, 2010, in Case No. 09 CH 28837, entitled ONEWEST BANK, FSB, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR INDYMAC BANK FSB vs. GABINO HERNANDEZ, 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 May 4, 2010, does hereby grant, transfer, and convey to **HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT 2006-AR6**, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

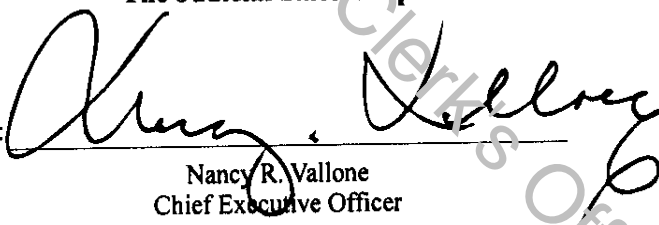
PARCEL 1: UNIT NO. 2 BUILDING NO. 29. LOT NO. 8 OF UNIT 2, OF LAKESIDE VILLAS, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION DATED DECEMBER 9, 1971 RECORDED DECEMBER 17, 1971 AS DOCUMENT NUMBER 21751908, AS AMENDED FROM TIME TO TIME, AND AS CREATED BY DEED DOCUMENT 22276679, IN COOK COUNTY, ILLINOIS.

Commonly known as 693 LAKESIDE CIRCLE DRIVE, Wheeling, IL 60090

Property Index No. 03-09-405-008

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 30th day of June, 2010.

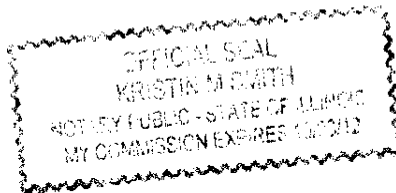
The Judicial Sales Corporation

By: 
Nancy R. Vallone
Chief Executive Officer

State of IL, County of COOK ss, I, Kristin M. Smith, 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
30th day of June, 2010


Notary Public



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


RECO

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).7/2/10
DateIra T. 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:

HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT 2006-AR6, by assignment

P.O. Box 4045
Kalamazoo, MI 49003

Contact Name and Address:

Contact: Onewest Bank, TSB
Address: 888 E. Walnut Avenue, 4th Fl
Pasadena, CA 91101
Telephone: (800) 781-7399

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 Exhibit A

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 28837

Calendar No. 63

GABINO HERNANDEZ, MORTGAGE)
ELECTRONIC REGISTRATION SYSTEMS,)
INC., UNDER MORTGAGE RECORDED AS)
DOCUMENT NUMBER 0625455016,)
LAKESIDE VILLAS HOMEOWNERS)
ASSOCIATION, INC.,)

Defendant(s).)

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 Condominium, and was last inspected by the Plaintiff or its agents on April 16, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$132,300.00, (ONE HUNDRED THIRTY TWO THOUSAND THREE HUNDRED 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

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of \$350.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$95,976.42.

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 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, GABINO HERNANDEZ, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0625455016, LAKESIDE VILLAS HOMEOWNERS ASSOCIATION, INC., from the premises described as the following:

PARCEL 1: UNIT NO. 2 BUILDING NO. 29, LOT NO. 8 OF UNIT 2, OF LAKESIDE VILLAS, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION DATED DECEMBER 9, 1971 RECORDED DECEMBER 07, 1971 AS DOCUMENT NUMBER 21751908, AS AMENDED FROM TIME TO TIME, AND AS CREATED BY DEED DOCUMENT 22276679, IN COOK COUNTY, ILLINOIS.

Common Address: 693 Lakeside Circle Drive, Wheeling, Illinois 60090

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

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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.

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 5/15-1500 (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:

ENTERED	
JUDGE THOMAS R. MULROY, JR. - 1941	
J U D G E	JUN 22 2010
DOROTHY BROWN CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL DEPUTY CLERK	

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 July 2, 2010

Signature: Ma J. Weil
Grantor or Agent

Subscribed and sworn to before me

By the said
This 14 day of July, 2010
Notary Public Colleen Wilson

OFFICIAL SEAL
COLLEEN WILSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/28/11

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 July 2, 2010

Signature: Ma J. Weil
Grantee or Agent

Subscribed and sworn to before me

By the said
This 14 day of July, 2010
Notary Public Colleen Wilson

OFFICIAL SEAL
COLLEEN WILSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/28/11

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.)