



Doc#: 1022431088 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/12/2010 03:11 PM Pg: 1 of 6

JUDICIAL SALE DEED

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 December 7, 2009 in Case No. 09 CH 29281 entitled Onewest Bank vs. Caron and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on May 19, 2010, does hereby grant, transfer and convey to Deutsche Bank National Trust Company, as Trustee of the Indymac Indx Mortgage Loan Trust 2006-AR27, Mortgage Pass-through Certificates,

Series 2006-AR2, Mortgage Pass-Through Certificates, Series 2006-AR27 Under the Pooling and Servicing Agreement Dated August 1, 2006 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 8 IN BLOCK 4 IN VOLK BROTHERS MAHLER ESTATES SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 12-24-108-004. Commonly known as 7629 West Forest Preserve Avenue, Chicago, IL 60634.

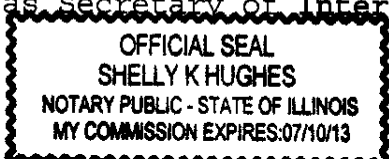
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this August 5, 2010.

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 August 5, 2010 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercountry Judicial Sales Corporation.



Shelly K Hughes  
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:

See Attached

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

DATE: 8/11/10 Sha J. Neal  
BUYER - SELLER OR AGENT

Return TO:

**UNOFFICIAL COPY**

LAW OFFICES OF IRA T. NEVEL  
Attorney No. 18837  
175 North Franklin  
Suite 201  
Chicago, Illinois 60606  
(312) 367-1125

Grantee's Taxes:  
Deutsche Bank  
P.O. Box 4045  
Kalamazoo, MI 49003

Property of Cook County Clerk's Office

Contact Info:

Onewest Bank  
888 E. Walnut Avenue  
4th Floor  
Pasadena, CA 91101  
(800) 781-7399

**UNOFFICIAL COPY**

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 FLICK )  
 MORTGAGE INVESTORS, INC., )

Plaintiff(s), )

vs. )

Case No. 09 CH 29281

Calendar No. 55

MICHAEL W. CAPON, WEST SUBURBAN )  
 BANK AS TRUSTEE, UNDER TRUST )  
 AGREEMENT DATED JUNE 15, 2006 AND )  
 KNOWN AS TRUST NUMBER 12940, )  
 MORTGAGE ELECTRONIC REGISTRATION )  
 SYSTEMS, INC., UNDER MORTGAGE )  
 RECORDED AS DOCUMENT NUMBER )  
 0622940030, 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 Single Family Residence, and was last inspected by the Plaintiff or its agents on April 29, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$88,945.92, (EIGHTY EIGHT THOUSAND NINE HUNDRED FORTY FIVE DOLLARS AND NINETY TWO CENTS) and that

# UNOFFICIAL COPY

Intercounty Judicial Sales Corporation has retained therefrom for their fees and commissions in accordance with the terms of said Judgment, the sum of \$300.00.

The Court further finds that under said Judgment, there remains a deficiency balance in the sum of \$188,938.42.

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 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, MICHAEL W. CARON, WEST SUBURBAN BANK AS TRUSTEE, UNDER TRUST AGREEMENT DATED JUNE 15, 2006 AND KNOWN AS TRUST NUMBER 12940, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0622940030, from the premises described as the following:

LOT 8 IN BLOCK 4 IN VOLK BROTHERS MAHLER ESTATES SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 7629 West Forest Preserve Avenue, Chicago, Illinois 60634

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).

# UNOFFICIAL COPY

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:

Associate Judge Jeffery L. Wernick

AUG 2 2024

Circuit Court-2024

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 August 11, 2010

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 18 day of July, 2010  
Notary Public [Signature]

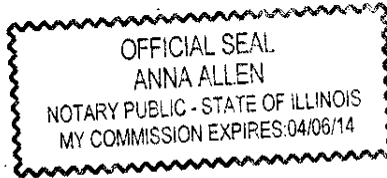


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 11, 2010

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 28 day of July, 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.)