



1/09-00896-PT W09020039  
JUDICIAL SALE DEED

Doc#: 1023049002 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/18/2010 09:33 AM 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 September 8, 2009 in Case No. 09 CH 6392 entitled Deutsche Bank National Trust Company as Trustee for Morgan Stanley Home Equity Loan Trust 2007-1 vs. Vladimir Zavelevich, et al. and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on June 14, 2010, does hereby grant, transfer and convey to Deutsche Bank

PREMIER TITLE

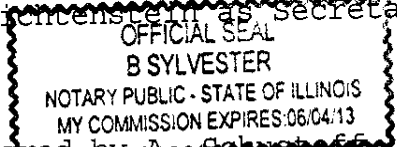
National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2007-1 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever: UNIT NUMBER 1509 IN THE ARBORS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT "C" IN BUFFALO GROVE, UNIT NUMBER 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 700 FEET OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25401557 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. P.I.N. 03-04-300-028-1009 Commonly known as 4 Oak Creek Drive, Unit 1509, Buffalo Grove, IL 60089.

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 6, 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 6, 2010 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Brett Stuk  
Notary Public

Prepared by Andrew D. Schusteff, 120 W. Madison St. Chicago, IL 60602.  
Exempt from tax under 35 ILCS 200/31-45(1) Brett Stuk, August 6, 2010. No City, Village or Municipal Exempt Stamp or Fee required per the attached Certified Court Order marked Exhibit A.

RETURN TO: ADDRESS OF GRANTEE/MAIL TAX BILLS TO:  
Freedman, Anselmo, Lindberg & Rappe LLC 3476 Stateview Blvd  
1807 W. Diehl Rd., Suite 333 Fort Mill, SC 29715  
Naperville, IL 60563 Drew Hohensee  
1 Home Campus  
Des Moines, IA 50328  
(414) 214-9270

Premier Title 1350 W. Northwest Hwy, Arlington Heights IL 60004

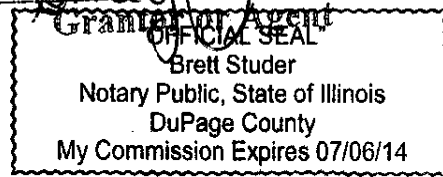
# UNOFFICIAL COPY

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 8/16, 2010

Signature: Ashley Tamm



Subscribed and sworn to before me

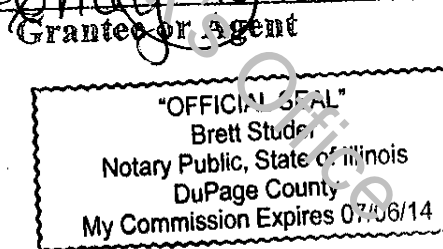
By the said           
This 16 day of 8, 2010

Notary Public Brett Studer

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 8/16, 2010

Signature: Ashley Tamm



Subscribed and sworn to before me

By the said           
This 16 day of 8, 2010

Notary Public Brett Studer

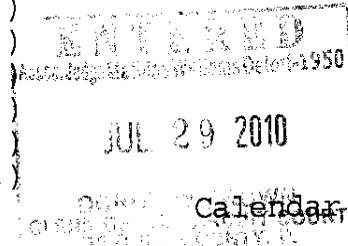
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION

105020039 09-00896-PT

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS )  
TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN )  
TRUST 2007-1; Plaintiff,) 09 CH 6392

vs.

VLADIMIR ZAVELEVICH; MORTGAGE ELECTRONIC )  
REGISTRATION SYSTEMS, INC; WILSHIRE CREDIT )  
CORPORATION; THE ARBORS OF BUFFALO GROVE )  
CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND )  
NONRECORD CLAIMANTS; 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:

UNIT NUMBER 1509 IN THE ARBORS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT "C" IN BUFFALO GROVE, UNIT NUMBER 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 700 FEET OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25401557 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. Commonly known as: 4 Oak Creek Drive, Unit 1509, Buffalo Grove, IL 60089. PIN: 03-04-300-028-1099.

The real property that is the subject matter of this proceeding is a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act.

The real property was last inspected by movant or movant's agent on: June, 8, 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;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

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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 (\$75,757.78), 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 Vladimir Zavelevich from the mortgaged real estate commonly known as 4 Oak Creek Drive, Unit 1509, Buffalo Grove, IL 60089 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.

That the Municipality or County may contact the below with concerns about the real property:

Deutsche Bank National Trust Company as Trustee for Morgan Stanley Home Equity Loan Trust 2007-1  
Attn: Drew Hohensee, 1 Home Campus  
Des Moines, IA 50328  
414-214-9270

A copy of this order shall be mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER:

Judge

JUL 29 2010

Dated: \_\_\_\_\_

Freedman Anselmo Lindberg LLC  
1807 West Diehl Road  
Suite 333  
Naperville, Illinois 60563-1890  
(630) 983-0770  
Jason Newman ARDC #6275591, Cook County #39765

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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. 8/6/12

*Porothy Brown*  
Porothy Brown  
Clerk of the Circuit Court  
of Cook County

