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JUDICIAL SALE DEED



Doc#: 1023631126 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/24/2010 03:14 PM Pg: 1 of 6

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 8, 2010, in Case No. 09 CH 43683, entitled DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE IN TRUST FOR THE BENEFIT OF THE NOTEHOLDERS FOR ARGENT MORTGAGE LOAN TRUST 2005-W1, ASSET-BACKED NOTES, SERIES 2005-W1, ASSIGNEE OF ARGENT MORTGAGE COMPANY, L.L.C. vs. LARRY DISMUKES, II, 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 24, 2010, does hereby grant, transfer, and convey to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W1 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

THE EAST 29 FEET OF THE WEST 125 FEET OF LOT 14 (EXCEPT THE NORTH 8 FEET THEREOF HERETOFORE CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC ALLEY) IN LOUIS H. STAFFORD'S SUBDIVISION OF LOT 16 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 134 WEST 105TH STREET, Chicago, IL 60628

Property Index No. 25-16-209-042

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 16th day of August, 2010.

The Judicial Sales Corporation

By:

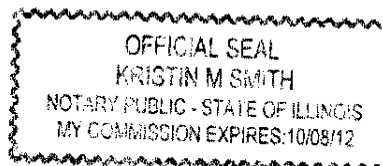
Nancy R. Vallone
Chief Executive Officer

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

16th day of August, 2010

Notary Public



UNOFFICIAL COPY**Judicial Sale Deed**

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

8/23/10
Date

Ira 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:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR ARGENT SECURITIES INC.,
ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W1
1270 Northland Drive, Suite #200
Mendota Heights, MN 55121

Contact Name and Address:

Contact: American Home - Michelle Trotter
Address: 4600 Regent Blvd, Suite #200
Irvine, TX 75063
Telephone: (800) 358-8426

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.

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, CHANCERY DIVISION

DEUTSCHE BANK NATIONAL TRUST)
 COMPANY, AS INDENTURE TRUSTEE IN)
 TRUST FOR THE BENEFIT OF THE)
 NOTEHOLDERS FOR ARGENT MORTGAGE)
 LOAN TRUST 2005-W1, ASSET-BACKED)
 NOTES, SERIES 2005-W1, ASSIGNEE OF)
 ARGENT MORTGAGE COMPANY, L.L.C.,)
)
 Plaintiff(s),)
)
 vs.)
)
 LARRY DISMUKES, II,)
)
 Defendant(s).)

Case No. 09 CH 43683
 Calendar No. 63

ORDER CONFIRMING SALE

NOW COMES Nancy 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 further finds that the subject property is improved by a Single Family Residence, and was last inspected by the Plaintiff or its agents on May 17, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$128,940.13, (ONE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED FORTY DOLLARS AND THIRTEEN 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.

The Court further finds that under said Judgment, there remains no surplus or deficiency and that the proceeds of the Sale

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are sufficient to pay in full the amount due the Plaintiff, including fees, disbursements and commission of said Sale.

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

Holder of the Certificate of Sale: PLAINTIFF C/O AMERICAN HOME
 CONTACT: MICHELLE TROTTER
 ADDRESS: 4600 REGENT BLVD SUITE 200
 IRVINE, TX 75063
 TELEPHONE NUMBER: (800)358-8426

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, LARRY DISMUKES, II, from the premises described as the following:

THE EAST 29 FEET OF THE WEST 125 FEET OF LOT 14 (EXCEPT THE NORTH 8 FEET THEREOF HERETOFORE CONVEYED TO THE CITY OF CHICAGO FOR PUBLIC ALLEY) IN LOUIS H. STAFFORD'S SUBDIVISION OF LOT 16 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 134 West 105th Street, Chicago, Illinois 60628

and place in possession Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY. 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 The Judicial Sales Corporation be and is hereby ordered, upon presentation by the successful bidder, of the duly issued Certificate of Sale, to immediately issue a Judicial Sales Deed for the subject premises to the successful bidder. 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

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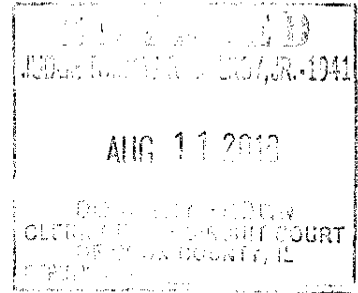
or local, and the County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Deed issued hereunder without any exemption stamps.

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

ENTERED:

J U D G E

Attorney No. 10827
LAW OFFICES OF IRA T. NEVEL, LLC
175 North Franklin
Suite 201
Chicago, Illinois 60606
(312) 357-1125



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

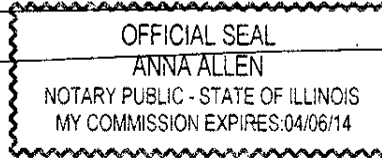
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 August 23, 2010

Signature: *Ma J. Neal*
Grantor or Agent

Subscribed and sworn to before me

By the said
This 19th day of August, 2010
Notary Public *[Signature]*



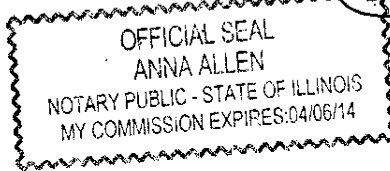
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 23, 2010

Signature: *Ma J. Neal*
Grantee or Agent

Subscribed and sworn to before me

By the said
This 19th day of August, 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.)