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Doc#: 1024329037 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2010 02:27 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 24, 2010, in Case No. 09 CH 00511, entitled HSBC BANK USA, N.A., AS TRUSTEE FOR THE HOLDERS OF DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB3 MORTGAGE PASS-THROUGH CERTIFICATES, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT vs. RICHARD LORENZ, 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 25, 2010, does hereby grant, transfer, and convey to **HSBC BANK USA, N.A., AS TRUSTEE FOR DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB3 MORTGAGE PASS-THROUGH CERTIFICATES** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

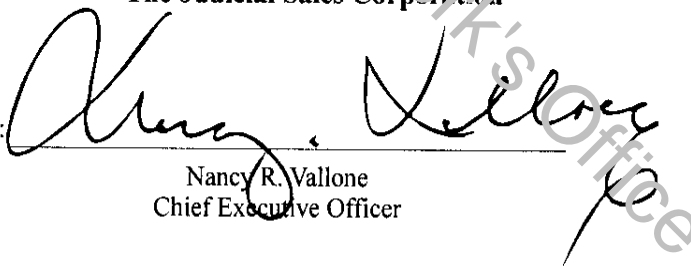
LOT 13 IN BLOCK 8 IN MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378621, IN COOK COUNTY, ILLINOIS.

Commonly known as 151 COUNTRY CLUB DRIVE, Northlake, IL 60164

Property Index No. 12-32-324-013

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

The Judicial Sales Corporation

By: 
Nancy R. Vallone
Chief Executive Officer

UNOFFICIAL COPY**Judicial Sale Deed**

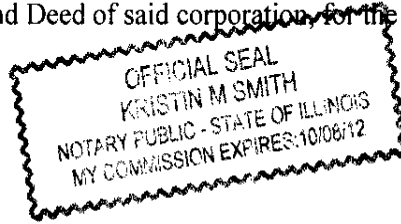
State of IL, County of COOK ss, I, Kristin M Smith, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that 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 August, 2010

Kristin M. Smith

Notary Public



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).

8/30/10
Date

Ma S. [Signature]
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, N.A., AS TRUSTEE FOR DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB3 MORTGAGE PASS-THROUGH CERTIFICATES

1270 Northland Drive
Suite #200
Mendota Heights, MN 55120

Contact Name and Address:

Contact:

American Home Mortgage Services

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

HSBC BANK USA, N.A., AS TRUSTEE FOR)
THE HOLDERS OF DEUTSCHE ALT-B)
SECURITIES MORTGAGE LOAN TRUST,)
SERIES 2006-AB3 MORTGAGE PASS-)
THROUGH CERTIFICATES, ASSIGNEE OF)
MORTGAGE ELECTRONIC REGISTRATION)
SYSTEMS, INC., AS NOMINEE FOR)
AMERICAN BROKERS CONDUIT,)

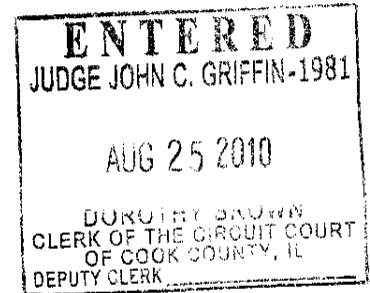
Plaintiff(s),)

vs.)

Case No. 09 CH 00511
Calendar No. 64

RICHARD LORENZ, MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS, INC., UNDER)
MORTGAGE RECORDED AS DOCUMENT)
NUMBER 0613926173,)

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 Single Family Residence, and was last inspected by the Plaintiff or its agents on May 20, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$63,750.00, (SIXTY THREE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO CENTS) and that The Judicial Sales

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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 a deficiency balance in the sum of \$146,455.38.

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, RICHARD LORENZ, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0613926173, from the premises described as the following:

LOT 13 IN BLOCK 8 IN MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378621, IN COOK COUNTY, ILLINOIS.

Common Address: 151 Country Club Drive, Northlake, Illinois 60164

and place in possession Plaintiff, HSBC BANK USA N.A. 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 Defendants have thirty (30) days from the entry of this Order to redeem the Mortgage pursuant to 735

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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 5/15-1509 (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 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 JOHN C. GRIFFIN-1981
AUG 25 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

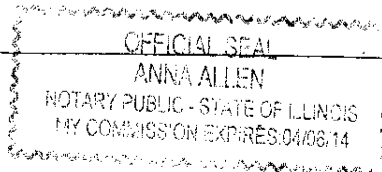
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said [Signature]
This 30th day of August, 2010
Notary Public [Signature]



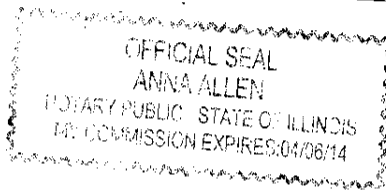
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said [Signature]
This 30th 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 A/EI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)