

UNOFFICIAL COPY

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 September 19, 2010 in Case No. 10 CH 7720 entitled HSBC vs. Piechnik and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on December 14, 2010, does hereby grant, transfer and convey to HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-AR3 the following



Doc#: 1108118029 Fee: \$46.00
 Eugene "Gene" Moore
 Cook County Recorder of Deeds
 Date: 03/22/2011 12:24 PM Pg: 1 of 6

situated in the County of Cook, State of Illinois, to have and to hold forever: PARCEL 1: UNIT 3N IN THE 2146 N. NATCHEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNER'S DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BEING ALSO A POINT ON THE WEST LINE OF NATCHEZ AVENUE; THENCE, ON AN ASSUMED BEARING, SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 660.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 8 9 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0621344037 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0621344037. P.I.N. 13-31-205-076-1005. Commonly known as 2146 NATCHEZ AVENUE, UNIT 3N, ELMWOOD PARK, IL 60707.

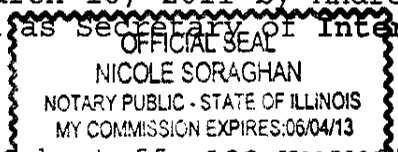
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this March 16, 2011.

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 March 16, 2011 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Nicole Soraghan
 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: 3/21/11 [Signature]
 BUYER - SELLER OR AGENT

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RETURN TO:

Ira T. Nevel
The Law Offices of Ira T. Nevel, LLC
Attorney No. 18837
175 N. Franklin St. Suite 201
Chicago, IL 60606
(312) 357-1125

GRANTEE AND TAXES TO:

HSBC BANK USA
888 E. Walnut Ave. 4th Floor
Mail Stop HQ-04-06
Pasadena, CA 91101

CONTACT INFORMATION:

Jaycee San Pedro
888 E. Walnut Ave. 4th Floor
Mail Stop HQ-04-06
Pasadena, CA 91101
(800) 781-7399

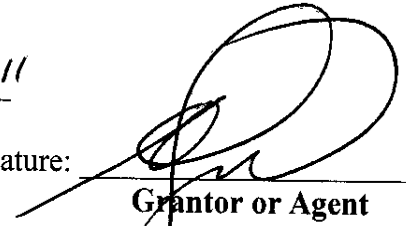
Property of Cook County Clerk's Office

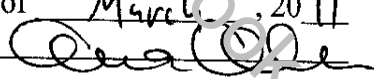
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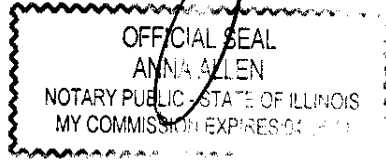
STATEMENT BY GRANTOR AND GRANTEE

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 3/21, 2011

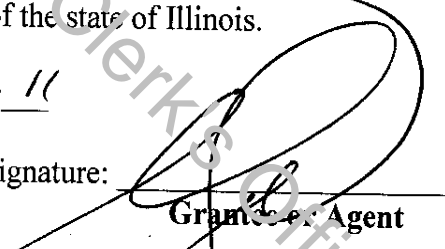
Signature: 
Grantor or Agent

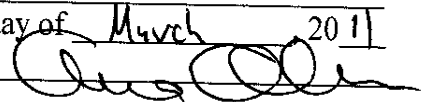
Subscribed and sworn to before me
By the said _____
This 21, day of March, 2011
Notary Public 

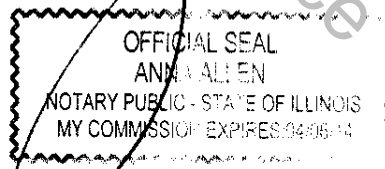


The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 3/21, 2011

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 21, day of March, 2011
Notary Public 



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 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.)

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

HSBC BANK USA, NA, AS TRUSTEE FOR)
DALT 2007-AR3, ASSIGNEE OF SUMMIT)
MORTGAGE CORPORATION,)
Plaintiff(s),)

vs.)

Case No. 10 CH 7720
Calendar No. 58

AGNIESZKA PIECHNIK, ROBERT A.)
PIECHNIK, SUMMIT MORTGAGE)
CORPORATION, UNDER MORTGAGE)
RECORDED AS DOCUMENT NUMBER)
0631901435, NATCHEZ-PALMER VII)
CONDOMINIUM ASSOCIATION, 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 Condominium, and was last inspected by the Plaintiff or its agents on November 22, 2010; and

The Court further finds that the proceeds of Sale of said premises were in the sum of \$130,500.00, (ONE HUNDRED THIRTY THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS) and that 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 \$104,674.62.

Municipality may contact the below with concerns about the

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real property:

Holder of the Certificate of Sale: PLAINTIFF
 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, AGNIESZKA PIECHNIK, ROBERT A. PIECHNIK, SUMMIT MORTGAGE CORPORATION, UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER 0631901435, NATCHEZ-PALMER VII CONDOMINIUM ASSOCIATION, from the premises described as the following:

PARCEL 1: UNIT 3N IN THE 2146 N. NATCHEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNER'S DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BEING ALSO A POINT ON THE WEST LINE OF NATCHEZ AVENUE; THENCE, ON AN ASSUMED BEARING, SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 660.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS EAST. A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0621344037 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS

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DOCUMENT NUMBER 0621344037.

Common Address: 2146 Natchez Avenue, Unit 3N, Elmwood Park, Illinois 60707

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 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:

ASSOC. JUDGE DARRYL B. SIMKO

J U D G E

MAR 03 2011

CIRCUIT COURT 1823

Attorney No. 18837
LAW OFFICES OF IRA T. NEVEL, LLC
175 North Franklin Suite 201
Chicago, Illinois 60606
(312) 357-1125