

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 1113234097 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/12/2011 02:00 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 September 14, 2010, in Case No. 08 CH 19258, entitled WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-3 ASSET-BACKED CERTIFICATES, SERIES 2005-3, ASSIGNEE OF OPTION ONE MORTGAGE CORPORATION vs.

VESTA HILL, 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 January 24, 2011, does hereby grant, transfer, and convey to **WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-3 ASSET-BACKED CERTIFICATES, SERIES 2005-3** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

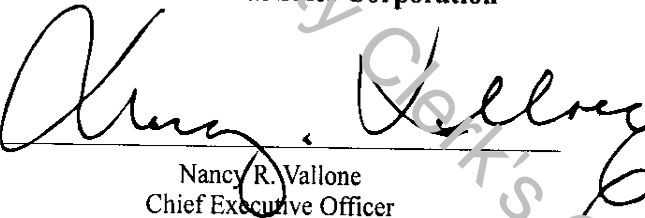
**LOT 13 IN BLOCK 18 IN CALUMET CITY, SECOND ADDITION BEING A SUBDIVISION OF THE NORTHSQUARE (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 357 SAGINAW AVENUE, Calumet City, IL 60409

Property Index No. 30-07-109-013

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 3rd day of May, 2011.

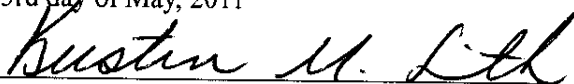
**The Judicial Sales Corporation**

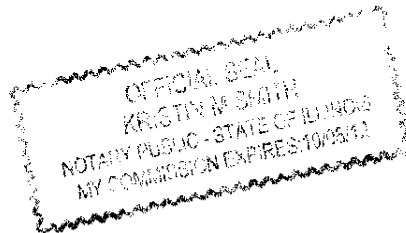
By:   
Nancy R. Vallone  
Chief Executive Officer

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

3rd day of May, 2011

  
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

**UNOFFICIAL COPY****Judicial Sale Deed**

Exempt under provision of Paragraph L, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

5/5/11

Date


 Buyer, Seller or Representative

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**

One South Wacker Drive, 24th Floor

Chicago, Illinois 60605-4650

(312)236-SALE

Grantee's Name and Address and mail tax bills to:

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-3 ASSET-BACKED CERTIFICATES, SERIES 2005-3

4600 Regent Blvd Suite 200Irvine, TX 75063

Contact Name and Address:

Contact:

Michelle Trotter

Address:

4600 Regent Blvd Suite 200Irvine, TX 75063

Telephone:

904-996-9600

Mail To:

LAW OFFICES OF IRA T. NEVEL

175 N. Franklin Street, Suite 201

CHICAGO, IL, 60606

(312) 357-1125

Att. No. 18837

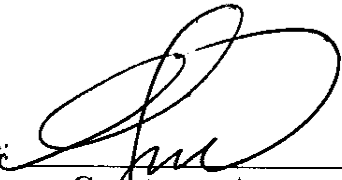
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## STATEMENT BY GRANTOR AND GRANTEE

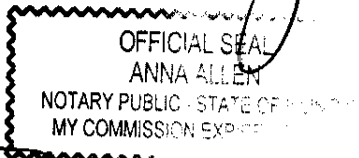
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 4/25, 20 11

Signature:   
Grantor or Agent

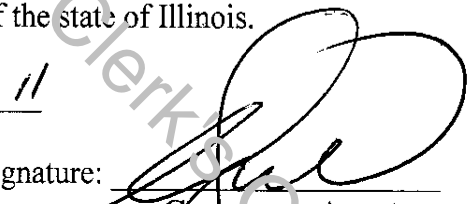
Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 25, day of April, 2011  
Notary Public 

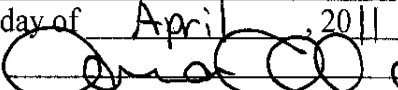


The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4/25, 20 11

Signature:   
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 25, day of April, 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

WELLS FARGO BANK, N.A., AS TRUSTEE )  
FOR OPTION ONE MORTGAGE LOAN TRUST )  
2005-3 ASSET-BACKED CERTIFICATES, )  
SERIES 2005-3, ASSIGNEE OF OPTION )  
ONE MORTGAGE CORPORATION, )

Plaintiff(s), )

vs. )

Case No. 08 CH 19258  
Calendar No. 64

VESTA HILL, MICHAEL L. HENDERSON, )  
CAVALRY PORTFOLIO SERVICES, L.L.C., )  
UNDER MEMORANDUM OF JUDGMENT )  
RECORDED AS DOCUMENT NUMBER )  
0633334035, DIANE MARTIN, UNDER )  
MEMORANDUM OF AGREEMENT RECORDED )  
AS DOCUMENT NUMBERS 08061562 AND )  
0010134959, NONRECORD CLAIMANTS, )  
UNKNOWN TENANTS AND UNKNOWN OWNERS, )

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 January 3, 2011; and

The Court further finds that the proceeds of Sale of said

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premises were in the sum of \$75,000.00, (SEVENTY FIVE THOUSAND DOLLARS AND NO 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 a deficiency balance in the sum of \$115,187.71.

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

Holder of the Certificate of Sale: PLAINTIFF  
 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 VESTA HILL, MICHAEL L. HENDERSON, CAVALRY PORTFOLIO SERVICES, I.L.C., UNDER MEMORANDUM OF JUDGMENT RECORDED AS DOCUMENT NUMBER 063334035, DIANE MARTIN, UNDER MEMORANDUM OF AGREEMENT RECORDED AS DOCUMENT NUMBERS 08061962 AND 0010134959,, from the premises described as the following:

LOT 13 IN BLOCK 18 IN CALUMET CITY, SECOND ADDITION BEING A SUBDIVISION OF THE NORTHSQUARE (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 357 Saginaw Avenue, Calumet City, Illinois 60409

and place in possession Plaintiff, WELLS FARGO BANK 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)~~ <sup>sixty (60)</sup> days, pursuant to 735 ILCS 5/15-1701(d).

*Jeb*

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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 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:

J U D I C I A L

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