

2009-08279-SX 20120084

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Doc#: 1207955017 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/19/2012 09:33 AM 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 September 29, 2011, in Case No. 10 CH 02504, entitled DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 vs. JANICE DAVIS A/K/A JANIS DAVIS, 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 December 30, 2011, does hereby grant, transfer, and convey to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

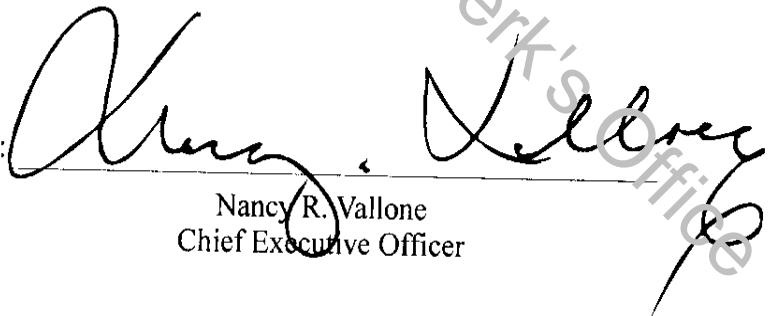
THE SOUTH 5 FEET OF LOT 1 AND ALL OF LOT 2 AND THE NORTH 10 FEET OF LOT 3 IN BLOCK 1 ALL IN STREAMSIDE PARK BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 8 AND PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CALUMET RIVER AND WEST OF THE RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD IN COOK COUNTY, ILLINOIS.

Commonly known as 14303 PARK AVENUE, Harvey, IL 60426

Property Index No. 29-09-104-048-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 29th day of February, 2012.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
Chief Executive Officer

No City/Village Municipal Exempt Stamp of Fee required per the attached Certified Court Order Approving Sale marked Exhibit A.

PREMIER TITLE

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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

29th day of February, 2012

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).

3/14/2012
Date

Ashley Jamich
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 TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5

636 Grand Regency Blvd
Brandon, FL 33510

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

Contact Name and Address:

Contact: Neemi Gonzales
Address: 1661 Worthington Rd Suite 100
West Palm Beach FL 33409
Telephone: 800/746-2934

Mail To:

FREEDMAN ANSELMO LINDBERG LLC
1807 W. DIEHL ROAD, SUITE 333
NAPERVILLE, IL, 60563
(866) 402-8661
Att. No. 26122
File No. X09120094

X09120094

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-5

Plaintiff,

-v.-

10 CH 02504
14303 PARK AVENUE
Harvey, IL. 60426

JANICE DAVIS A/K/A JANIS DAVIS, MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC., SAXON
MORTGAGE SERVICE INC., UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS

Defendants

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF 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 premises, which are the subject of the matter captioned above and described as:

THE SOUTH 5 FEET OF LOT 1 AND ALL OF LOT 2 AND THE NORTH 10 FEET OF LOT 3 IN BLOCK 1 ALL IN STREAMSIDE PARK BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 8 AND PART OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CALUMET RIVER AND WEST OF THE RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD IN COOK COUNTY, ILLINOIS.

Commonly known as 14303 PARK AVENUE, Harvey, IL 60426

Property Index No. 29-09-104-048-0000.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises,
FINDS:

That all notices required by 735 ILCS 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a single family residence;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on 1/2/12

IT IS THEREFORE ORDERED:

That the sale of the premises 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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Order Approving Report of Sale

That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$133,767.17 with interest thereon as by statute provided, against the subject property

That The Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

735 ILCS 5/9-111 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder a deed sufficient to convey title.

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

Grantee or Mortgagee:
Contact: NOEMI GONZALES
Address: 1661 WORTHINGTON RD SUITE 100
WEST PALM BEACH, FL 33409
Telephone Number: (800) 746-2936

IT IS FURTHER ORDERED:

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispos. ess JANICE DAVIS A/K/A JANIS DAVIS from the premises commonly known as 14303 PARK AVENUE, Harvey, IL, 60426

The Sheriff cannot evict until 30 days after the entry of this order.

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

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 Deed issued hereunder without affixing any transfer stamps.

The Plaintiff will not pursue collection on the note.
A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: _____

ENTER: _____

FREEDMAN ANSELMO LINDBERG LLC
1807 W. DIEHL ROAD, SUITE 333
NAPERVILLE, IL 60563
(866) 402-8661
Attorney File No. X09120094
Attorney ARDC No. 6275591
Attorney Code. 26122
Case Number: 10 CH 02504

Judge Anthony C. Syriakopoulos
FEB 15 2012
Circuit Court 2021

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Property of Cook County Clerk's Office

Dorothy Brown
7-7-12

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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 March 15, 2012

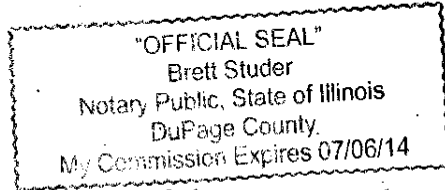
Signature: Cassandra Lehman
Grantor or Agent

Subscribed and sworn to before me

By the said

This 15 day of March, 2012

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 March 15, 2012

Signature: Cassandra Lehman
Grantee or Agent

Subscribed and sworn to before me

By the said

This 15 day of March, 2012

Notary Public Brett Studer

