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SPECIAL COMMISSIONER'S DEED



Doc#: 1306419067 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/05/2013 01:05 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 Special Commissioner and a Judgment entered by the United States District Court, for the Northern District of Illinois, Eastern Division on March 13, 2012, in Case No. 1 : 11 CV 9151, entitled WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2 vs. DRAGAN ARSIC, 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 September 25, 2012, does hereby grant, transfer, and convey to WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:


THE WEST 1/2 OF LOT 91 IN H.O. STONE AND COMPANY'S FIFTH ADDITION TO RIVERSIDE ACRES BEING A SUBDIVISION OF THE SOUTH 507 FEET OF THE NORTH 1/2 OF THE WEST QUARTER (EXCEPT THE EAST 46 RODS THEREOF) OF SECTIONS 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THE SOUTH 33 RODS OF THE EAST 48 RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2. TOWNSHIP 38 NORTH. RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE 507 FEET OF EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 8705 45TH STREET, Lyons, IL 60534

Property Index No. 18-02-307-037-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 10th day of December, 2012.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
Chief Executive Officer

Grantee Name and Address and Mail Tax Bills To:

Wells Fargo Bank National Association, as Trustee under Pooling and Servicing Agreement Dated as of September 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2

c/o Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

7307

REAL ESTATE TRANSFER	03/01/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00



18-02-307-037-0000 | 20130101600528 | TWX511

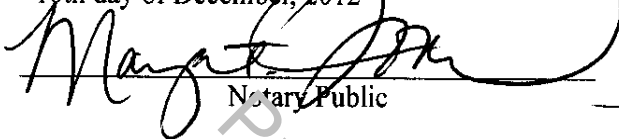
COOK COUNTY RECORDER OF DEEDS
INT. W.

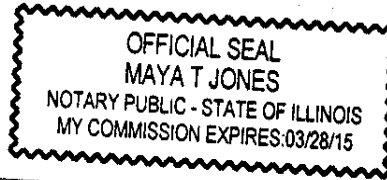
UNOFFICIAL COPY**Judicial Sale Deed**

State of IL, County of COOK ss, I, Maya T Jones, 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, and Special Commissioner appointed herein, appeared before me this day in person and acknowledged that he/she signed and delivered the said Deed as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal on this

10th day of December, 2012


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).

JAN 17, 2013

Date


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:

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF SEPTEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2

Contact Name and Address:

Contact:

Ocwen Loan Servicing, LLC

Address:

1661 Worthington Rd., Suite 100

West Palm Beach, FL 33409

Telephone:

(561) 682-8000

**No City/Village Municipal Exempt
Stamp or Fee required per the attached
Certificate/Court Order marked Exhibit "A".**

Mail To:

BURKE COSTANZA & CARBERRY LLP
9191 BROADWAY
Merrillville, IN, 46410
(219) 769-1313
Att. No.
File No. 14374.7307

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aee

**IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

EXHIBIT "A"

WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE UNDER
POOLING AND SERVICING AGREEMENT
DATED AS OF SEPTEMBER 1, 2006
SECURITIZED ASSET BACKED
RECEIVABLES LLC TRUST 2006-HE2
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-HE2

CASE NUMBER: 1:11-cv-9151

PLAINTIFF

VS.

DISTRICT JUDGE: Samuel Der-Yeghiayan

DRAGAN ARSIC,

MAGISTRATE JUDGE: Sheila M. Finnegan

DEFENDANT(S).

ORDER

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 WEST 1/2 OF LOT 91 IN H.O. STONE AND COMPANY'S FIFTH ADDITION TO RIVERSIDE ACRES BEING A SUBDIVISION OF THE SOUTH 507 FEET OF THE NORTH 1/2 OF THE WEST QUARTER (EXCEPT THE EAST 46 RODS THEREOF) OF SECTIONS 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO THE SOUTH 33 RODS OF THE EAST 48 RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE 507 FEET OF EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 8705 45th Street, Lyons, IL 60534
Property Index No. 18-02-307-037-0000

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

That personal service was had against the Borrower Defendant(s), Dragan Arsic;

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

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

That said sale was fairly and properly made;

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

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Special Commissioner are hereby approved, ratified, and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

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 Plaintiff is granted a deficiency judgment in the amount of \$135,244.71 against Defendant, Dragan Arsic ONLY pursuant to 735 ILCS 5/15-1508(e) and 735 ILCS 5/15-1511;

735 ILCS 5/9-117 is not applicable in this order entered pursuant to Article 15 (IMFI).

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 Special Commissioner 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:

WELLS FARGO BANK, NATIONAL ASSOCIATION, as Trustee under POOLING AND SERVICING AGREEMENT Dated as of September 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2

1661 Worthington Road, Ste. 100

West Palm Beach, FL 33409

877-596-8580

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 provisioned in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess Dragan Arsic from the premises commonly known as 8705 45th Street, Lyons, IL 60534.

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

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 Deed issued hereunder without affixing any transfer stamps.

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A copy of this order shall be sent via regular mail to all defendants within 7 days.

Dated: October 18, 2012

Entered: *Samuel Der-Yeghjian*
SAMUEL DER-YEGHIAYAN
UNITED STATES DISTRICT COURT JUDGE

JAMES N. PAPPAS #6291873
Burke Costanza & Carberry LLP
225 W. Washington St, Suite 2200
Chicago, IL 60606
(219) 769-1313

Property of Cook County Clerk's Office

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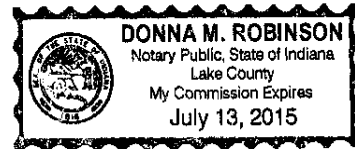
STATEMENT OF GRANTOR/GRANTEE

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 Jan 17, 2013. Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Richard W. Castleton this 17th day of January, 2013.

Notary Public Donna M. Robinson

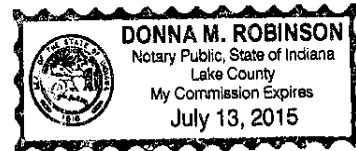


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Jan 17, 2013. Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before Me by the said Phillip A. Auister This 17th day of January, 2013.

Notary Public Donna M. Robinson



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 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.