

# UNOFFICIAL COPY

## SPECIAL COMMISSIONER'S DEED



Doc#: 1307329093 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/14/2013 03:25 PM Pg: 1 of 5

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 August 30, 2011, in Case No. 1 : 11 CV 3204, entitled WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-

THROUGH CERTIFICATES, SERIES 2007-OSI vs. FELTON MERRITT, 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 June 18, 2012, does hereby grant, transfer, and convey to **WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OSI** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 136 (EXCEPT THE NORTH 12-1/2 FEET THEREOF) IN PRAIRIE AVENUE ADDITION TO AUSTIN, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 29 N. MAYFIELD AVENUE, Chicago, IL 60644

Property Index No. 16-08-420-014-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 9th day of August, 2012.

The Judicial Sales Corporation

By:   
Nancy R. Vallone  
Chief Executive Officer

Grantee Name and Address and Mail Tax Bills to:  
Wells Fargo Bank, N.A., as Trustee for the Registered  
Holders of Structured Asset Securities Corporation  
Mortgage Pass-through Certificates,  
Series 2007-OSI  
c/o Ocwen Loan Servicing, LLC  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409

5836

REAL ESTATE TRANSFER	03/14/2013
CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00
16-08-420-014-0000   20121101602276   SGBTXZ	

REAL ESTATE TRANSFER	03/14/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00
16-08-420-014-0000   20121101602276   QHDS P5	

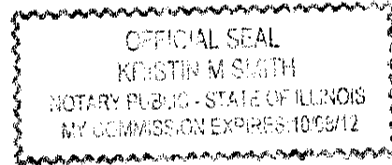
**UNOFFICIAL COPY****Judicial Sale Deed**

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, 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

9th day of August, 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).

9/28/12

Date

[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:

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OSI

Contact Name and Address:

Contact: Oxwen 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. 14374.5836

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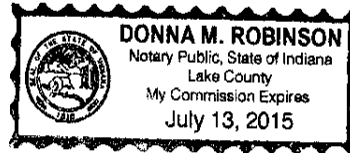
## STATEMENT OF GRANTOR/GRANTEE

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 Sept 28, 2012. Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Richard W. Castleton this 28th day of September, 2012.

Notary Public [Signature]

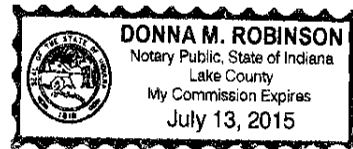


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Sept 28, 2012. Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before Me by the said Phillip A. Pluister This 28th day of September, 2012.

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

EXHIBIT "A"

WELLS FARGO BANK, N.A., AS TRUSTEE  
FOR THE REGISTERED HOLDERS OF  
STRUCTURED ASSET SECURITIES  
CORPORATION MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-OSI  
PLAINTIFF

CASE NUMBER: 1:11-cv-3204

VS.

DISTRICT JUDGE: Charles P. Kocoras

KATHY MERRITT, MIDLAND FUNDING LLC, MAGISTRATE JUDGE: Young B. Kim  
FELTON MERRITT  
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:

LOT 136 (EXCEPT THE NORTH 12-1/2 FEET THEREOF) IN PRAIRIE AVENUE ADDITION TO AUSTIN, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 29 N. Mayfield Avenue, Chicago, IL 60644  
Property Index No. 16-08-420-014-0000

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), Kathy Merritt;

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;

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;

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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 not granted a deficiency judgment due to Defendant's bankruptcy discharge;

735 ILCS 5/9-117 is not applicable in 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 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, N.A., as Trustee for the registered holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-OSI  
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 Kathy Merritt, Felton Merritt from the premises commonly known as 29 N. Mayfield Avenue, Chicago, IL 60644.

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.

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

Dated: July 3, 2012



Judge

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