

# UNOFFICIAL COPY

## SPECIAL COMMISSIONER'S DEED



Doc#: 1328045062 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/07/2013 01:58 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 15, 2011, in Case No. 1 : 11 CV 3126, entitled U.S. BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING

CORPORATION ASSET BACKED CERTIFICATES, SERIES 2007-WMC1 vs. DIEGO RIVERA, 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 28, 2012, does hereby grant, transfer, and convey to **U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2007-WMC1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

Lot 14 in J. C. McCarthy's Resubdivision of Lots 26 to 50 in Block 11 in Phare's Subdivision of the East Half of the Southwest Quarter of Section 12, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 5341 SOUTH RICHMOND STREET, Chicago, IL 60632

Property Index No. 19-12-319-014-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 30th day of August, 2012.

The Judicial Sales Corporation

By:

Nancy R. Vallone  
Chief Executive Officer

Grantee Name and Address and Mail Tax Bills To:  
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR  
THE REGISTERED HOLDERS OF ABFC 2007-WMC1  
TRUST ASSET BACKED FUNDING CORPORATION  
ASSET BACKED CERTIFICATES, SERIES 2007-WMC1  
c/o Owen Loan Servicing, LLC  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409

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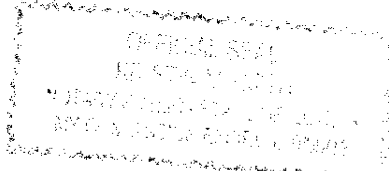
**Judicial Sale Deed**

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, 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

30<sup>th</sup> 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 1, 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

REAL ESTATE TRANSFER		10/07/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>

19-12-319-014-0000 | 20131001600844 | Q2PC98

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

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF ABFC 2007-WMC1 TRUST ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2007-WMC1



Contact Name and Address:

Contact: Owen 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. 14374.6290

REAL ESTATE TRANSFER		10/07/2013
 	COOK	\$0.00
	ILLINOIS:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>

19-12-319-014-0000 | 20131001600844 | FKNG4Q

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JH

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

EXHIBIT "A"

U.S. BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR THE REGISTERED HOLDERS  
OF ABFC 2007-WMC1 TRUST ASSET BACKED CASE NUMBER:1:11-cv-3126  
FUNDING CORPORATION ASSET BACKED  
CERTIFICATES, SERIES 2007-WMC1  
PLAINTIFF

VS.

DISTRICT JUDGE: Milton I. Shadur

DIEGO RIVERA, MARIA ELENA LEDEZMA  
RIVERA,

MAGISTRATE JUDGE: Jeffrey T. Gilbert

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 14 IN J. C. MCCARTHEY'S RESUBDIVISION OF LOTS 26 TO 50 IN BLOCK 11 IN PHARE'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 5341 South Richmond Street, Chicago, IL 60612  
Property Index No. 19-12-319-014-0000

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), Diego Rivera;

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

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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 ~~\$92,529.79~~ <sup>\$91,529.79 TLOS</sup> against Defendant, Diego Rivera 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 (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:

U.S. BANK NATIONAL ASSOCIATION as Trustee for the registered holders of ABFC 2007-WMC1 Trust Asset Backed Funding Corporation Asset Backed Certificates, Series 2007-WMC1  
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 Diego Rivera, Maria Elena Ledezma Rivera from the premises commonly known as 5341 South Richmond Street, Chicago, IL 60632.

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 17, 2012

Entered: *Carlton P. Deanda*  
Judge

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

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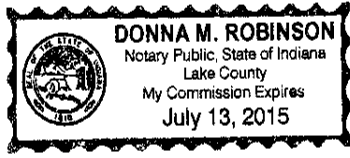
## STATEMENT OF GRANTOR/GRANTEE

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 28<sup>th</sup> Sept, 2012. Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Richard W. Castleton this 28<sup>th</sup> 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<sup>th</sup>, 2012. Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before Me by the said Phillip A. Pluister This 28<sup>th</sup> 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.