

# UNOFFICIAL COPY

## SPECIAL COMMISSIONER'S DEED



Doc#: 1329139053 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/18/2013 01:11 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 July 6, 2012, in Case No. 1 : 12 CV 1956, entitled U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2006, GSAMP TRUST 2006-HE3, MORTGAGE PASS THROUGH

CERTIFICATES, SERIES 2006-HE3 vs. RANDOLPH MANNING, 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 February 20, 2013, does hereby grant, transfer, and convey to **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2006, GSAMP TRUST 2006-HE3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE3** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

**UNIT 1-451 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CONDOS ON THE BOULEVARD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 9788401 IN THE NORTH EAST 1/4 OF SECTION 3 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 451 E. OAKWOOD BLVD. UNIT 1, Chicago, IL 60653

Property Index No. 20-03-203-031-1002

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 13th day of June, 2013.

The Judicial Sales Corporation

Grantee Name and Address and Mail Tax Bills To:

U.S. Bank National Association, as Trustee under the pooling and servicing agreement dated as of May 1, 2006, GSAMP Trust 2006 HE3, mortgage pass-through certificates, series 2006 HE3

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

By:

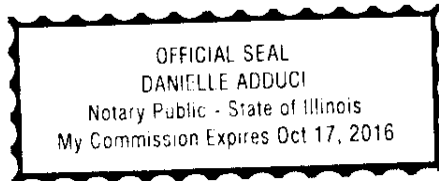
Nancy R. Vallone  
Chief Executive Officer

State of IL, County of COOK ss, I, Danielle Adduci, 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

13th day of June, 2013

Notary Public



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

7489

# UNOFFICIAL COPY

Judicial Sale Deed  
*Oakwood*

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

06/01/2013  
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:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT  
DATED AS OF MAY 1, 2006, GSAMP TRUST 2006-HE3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-  
HE3

Contact Name and Address:

Contact: Oakwood Loan Servicing, LLC  
Address: 1661 Worthington Rd, Suite 100  
West Palm Beach, FL 33409  
Telephone: (561) 682-8000

Mail To:

BURKE COSTANZA & CARBERRY LLP  
9191 BROADWAY  
Merrillville, IN 46410  
(219) 769-1313

Att. No.  
File No. 14374.7489

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

REAL ESTATE TRANSFER 10/18/2013



CHICAGO: \$0.00  
CTA: \$0.00  
TOTAL: \$0.00

20-03-203-031-1002 | 20131001604780 | YKCC7R

REAL ESTATE TRANSFER 10/18/2013



COOK \$0.00  
ILLINOIS: \$0.00  
TOTAL: \$0.00

20-03-203-031-1002 | 20131001604780 | D4M87Z

**UNOFFICIAL COPY**

EXHIBIT "A"

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

U.S. BANK, NATIONAL ASSOCIATION, AS  
TRUSTEE UNDER THE POOLING AND  
SERVICING AGREEMENT DATED AS OF CASE NUMBER:1:12-cv-1956  
MAY 1, 2006, GSAMP TRUST 2006-HE3,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-HE3

PLAINTIFF

VS.

DISTRICT JUDGE: Elaine E. Bucklo

RANDOLPH MANNING, ANCHOR  
MORTGAGE CORPORATION, JOYCE  
CHISOM,

MAGISTRATE JUDGE: Nan R. Nolan

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:

UNIT 1-451 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CONDOS ON THE BOULEVARD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 9788401 IN THE NORTH EAST 1/4 OF SECTION 3 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 451 E. Oakwood Blvd. Unit 1, Chicago, IL 60653  
Property Index No. 20-03-203-031-1002

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), Randolph Manning;

That the real property that is the subject matter of the instant proceeding is a condominium unit;

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

**UNOFFICIAL COPY**

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;

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 \$228,118.56 against Defendant, Randolph Manning 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 under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3  
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 Randolph Manning from the premises commonly known as 451 E. Oakwood Blvd. Unit 1, Chicago, IL 60653.

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

**UNOFFICIAL COPY**

Case: 1:12-cv-01936 Document #: 23 Filed: 05/03/13 Page 3 of 3 PageID #:92

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: May 3, 2013

Entered: Clair J. Buckle  
Judge

JULIA M. BOCCINOWSKI #6301499  
Burke Costanza & Carberry LLP  
225 W. Washington St. Suite 2200  
Chicago, IL 60606  
(219) 769-1313

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

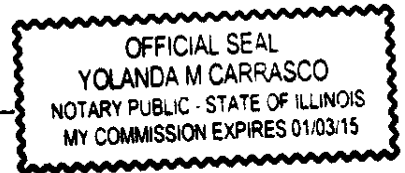
## STATEMENT OF GRANTOR/GRANTEE

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 10/14, 2013. Signature: Siana A. Carpenter  
Grantor or Agent

Subscribed and sworn to before me by the said Siana A. Carpenter this 14th day of October, 2013.

Notary Public Yolanda M. Carrasco

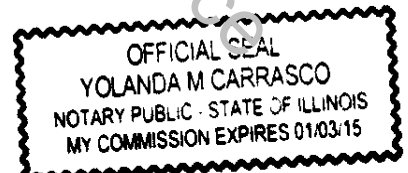


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership a uthorized 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 10/14, 2013. Signature: Siana A. Carpenter  
Grantee or Agent

Subscribed and sworn to before Me by the said Siana A. Carpenter This 14th day of October, 2013.

Notary Public Yolanda M. Carrasco



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.