

# UNOFFICIAL COPY



Doc#: 1406322064 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/04/2014 11:25 AM Pg: 1 of 8

## SPECIAL COMMISSIONER'S DEED BEING RECORDED IN COOK, COUNTY, ILLINOIS

When Recorded, Please MAIL TO:  
Burke Costanza & Carberry LLP  
9191 Broadway  
Merrillville, IN 46410

### COVER SHEET

This cover page has been attached to the document  
for the purpose of affixing Recording information.  
It is a permanent part of the document and has  
been included in the page count.

Mail Tax Bills To:  
HSBC Bank, USA, N.A., As Trustee for  
the Registered Holders of First NLC  
Trust 2007-1 Mortgage-Backed Certificates,  
Series 2007-1  
c/o Ocwen Loan Servicing, LLC  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409

This instrument was prepared by:  
Phillip A. Pluister, Attorney at Law  
Burke Costanza & Carberry, LLP  
9191 Broadway  
Merrillville, IN 46410

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S N  
M N  
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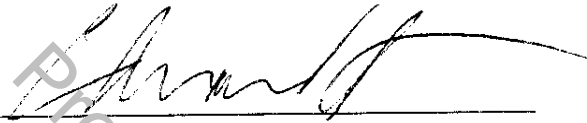


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PART OF THE SOUTHEAST ¼ OF SECTION 15 LYING SOUTH OF SOUTH LINE OF SAID LOT 8 AND NORTH OF THE CENTER OF THE CALUMET RIVER (TAKEN AS A TRACT) ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 21, 1958, AS DOCUMENT NO. 1979125.

COMMONLY KNOWN AS: 15624 Gouwens Lane, South Holland, IL 60473.

PERMANENT INDEX NO.: 29-15-214-065-0000.

  
Special Commissioner

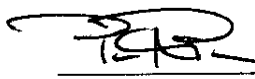
Given under my hand and Notarial Seal this 16<sup>th</sup> day of October, 2012.

  
NOTARY PUBLIC



This Deed prepared by Chicago Legal Clinic, Inc., 2938 E. 91<sup>st</sup> Street, Chicago, IL 60617.

This deed is exempt under provisions of paragraph L, Section 4, Real Estate Transfer Act

Date: 11-16-2012   
Buyer, Seller or Representative

Grantee Name and Address and Send tax bill to: \*

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

\*

Grantee Name and Address and Mail Tax Bills To:  
HSTX Bank USA, N.A. As Trustee for the  
Registered Holders of First NLC Trust 2007-1  
Mortgage - Backed Certificates Series 2007-1

do Owen Loan Servicing, LLC  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409

When Recorded, Please Return to:  
**Burke Costanza & Carberry LLP**  
9191 Broadway  
Merrillville, IN 46410

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CC

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

EXHIBIT "A"

HSBC BANK USA, N.A., AS TRUSTEE FOR  
THE REGISTERED HOLDERS OF FIRST NLC  
TRUST 2007-1 MORTGAGE-BACKED  
CERTIFICATES, SERIES 2007-1

CASE NUMBER: 1:11-cv-2562

PLAINTIFF

VS.

DISTRICT JUDGE: Ruben Castillo

DERRICK SEATON, SHERRY SEATON,

MAGISTRATE JUDGE: Maria Valdez

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 7 IN FIRST ADDITION TO MUTUAL BUILDERS SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN VAN VURREN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 10, THE NORTHEAST 1/4 OF SECTION 15, PART OF THE NORTHWEST 1/4 OF SECTION 15, AND PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15, LYING SOUTH OF SOUTH LINE OF SAID LOT 8 AND NORTH OF THE CENTER OF THE CALUMENT RIVER (TAKEN AS A TRACT) ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 21, 1958, AS DOCUMENT NO. 1979125.

Commonly known as 15624 Gouwens Lane, South Holland, IL 60473  
Property Index No. 29-15-214-065-0000

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), Derrick Seaton, Sherry Seaton;

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 Edward Grossman, 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 \$82,214.26 against Defendant, Derrick Seaton, Sherry Seaton 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:

HSBC Bank USA, N.A., as Trustee for the registered holders of First NLC Trust 2007-1 Mortgage-Backed Certificates, Series 2007-1  
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 Derrick Seaton, Sherry Seaton from the premises commonly known as 15624 Gouwens Lane, South Holland, IL 60473.

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.

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Dated: 8/21/12

Entered:   
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

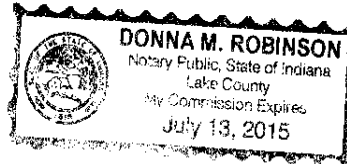
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## STATEMENT OF GRANTOR/GRANTEE

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 Nov 16, 2012. Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said Richard W Castleton this 16th day of November, 2012.

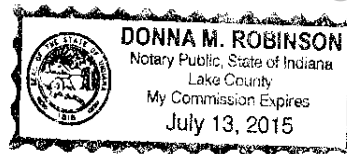


Notary Public Donna M Robinson

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 Nov 16, 2012. Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before Me by the said Phillip A Proister This 16th day of November, 2012.



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.

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Judicial Sales Corp**  
Mailing Address: **1 S. Wacker, Chicago, IL 60606**  
Telephone No.: **(312) 236-7253**  
Attorney or Agent: **Charlie Doerr**  
Telephone No.: **(312) 508-5575**  
Fax No. **(312) 300-4788**  
Property Address: **15624 Gouwens Lane**  
Property Index Number (PIN): **29-15-214-065-0000**  
Water Account Number **0040024000**  
Date of Issuance: **03/03/2014**

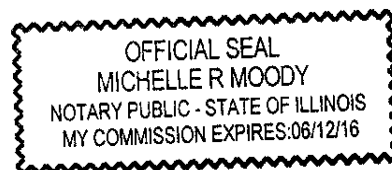
State of Illinois)  
County of Cook)

This instrument was acknowledged before  
me on March 3, 14 by  
Michelle R Moody.

Michelle R Moody  
(Signature of Notary Public)  
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Verone 3/3/2014  
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.