

# UNOFFICIAL COPY



## JUDICIAL SALE DEED

Doc#: 1407904056 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/20/2014 10:52 AM Pg: 1 of 3

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on October 2, 2013, in Case No. 11 CH 020667, entitled DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7 vs.

EDGAR ARGUETA, 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 January 6, 2014, does hereby grant, transfer, and convey to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7 the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT 9 AND LOT 10 IN BLOCK 1 IN CRANE ARCHER AVENUE HOME ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTER LINE OF ARCHER AVENUE, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON AND ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING, IN COOK COUNTY, ILLINOIS


Commonly known as 5120 S. CENTRAL AVENUE, CHICAGO, IL 60638

Property Index No. 19-08-407-032/033

Grantor has caused its name to be signed to those present by its President and CEO on this 27th day of February, 2014.

**BOX 70**  
Codilis & Associates, P.C.

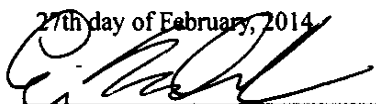
The Judicial Sales Corporation

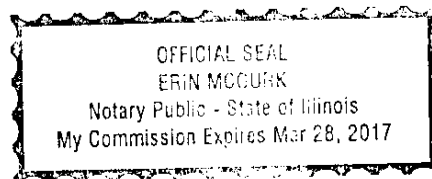
By:   
Nancy R. Vallone  
President and CEO

State of IL, County of COOK ss, I, Erin E. McGurk, 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 President and CEO of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such President and CEO he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

27th day of February, 2014

  
Notary Public



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

# UNOFFICIAL COPY

## Judicial Sale Deed

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

3/12/14  
Date

Christine Coates  
Buyer, Seller or Representative

**Christine Coates**  
**ARDC # 6308768**

This Deed 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, pursuant to court order in Case Number 11 CH 020667.

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

City of Chicago  
Dept. of Finance  
**662429**



Real Estate  
Transfer  
Stamp  
**\$0.00**

3/10/2014 15:12  
dr00193

Batch 7,771,168

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC.  
TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7  
P.O. BOX 24737  
West Palm Beach, FL, 33416

Contact Name and Address:

Contact: VALERIE BRAXTON  
Address: 12650 INGENUITY DRIVE  
Orlando, FL 32826  
Telephone: 407-737-5876

Mail To:

Matt Muses

CODILIS & ASSOCIATES, P.C.  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL 60527  
(630) 794-5300

Att. No. 21762  
File No. 14-08-24748

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

File # 14-08-24748

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 March 12, 2014

Signature: *Christine Coates*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 3/12/2014  
Notary Public *[Signature]*



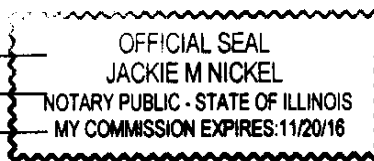
**Christine Coates**  
**ARDC # 6308768**

The Grantee or his Agent affirms and verifies that 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 March 12, 2014

Signature: *Christine Coates*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 3/12/2014  
Notary Public *[Signature]*



**Christine Coates**  
**ARDC # 6308768**

Note: Any person who knowingly submits a false statement concerning the identity of 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 or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)