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SPECIAL COMMISSIONER'S DEED



Doc#: 1417613041 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/25/2014 01:40 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 November 17, 2011, in Case No. 1 : 11 CV 2087, entitled HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE

SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES vs. JOSE A. GARCIA, 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 November 5, 2012, does hereby grant, transfer, and convey to **HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

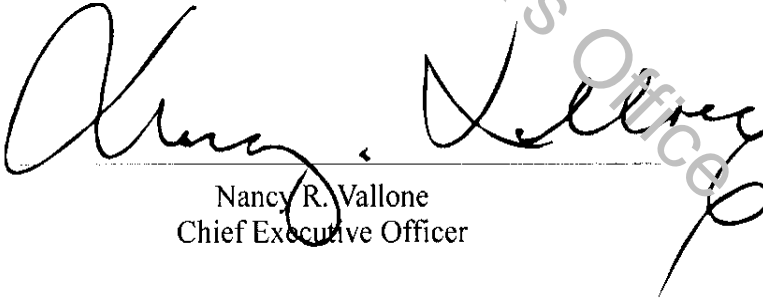
LOT 33 IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF SOUTH 665.6 FEET OF EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 4425 NORTH SAWYER AVENUE, Chicago, IL 60625

Property Index No. 13-14-228-012-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 12th day of December, 2012.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
Chief Executive Officer

Grantee Name and Address and Mail Tax Bills To:
HSBC Bank USA, N.A. as Trustee on behalf of Ace Securities Corp.
Home Equity Loan Trust and for the Registered Holders of Ace Securities
Corp. Home Equity Loan Trust, Series 2007-HE2, Asset Backed
Pass-through Certificates
c/o Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

City of Chicago
Dept. of Finance
669187



Real Estate
Transfer
Stamp
\$0.00

6/25/2014 11:15
dr00764

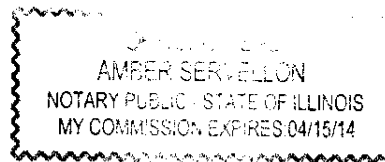
Batch 8,335,282


UNOFFICIAL COPY**Judicial Sale Deed**

State of IL, County of COOK ss, I, Amber Servellon, 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

12th day of December, 2012





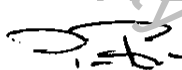
Notary Public

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).

12/31/12

Date



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:

HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES

Contact Name and Address:

Contact:

Owen 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. 14374.6184

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

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

EXHIBIT "A"

HSBC BANK USA, N.A., AS TRUSTEE ON
BEHALF OF ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST AND FOR THE
REGISTERED HOLDERS OF ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES
2007-HE2, ASSET BACKED PASS-THROUGH
CERTIFICATES

CASE NUMBER: 1:11-cv-2087

PLAINTIFF

VS.

DISTRICT JUDGE: John F. Grady

JOSE ANTONIO GARCIA, HILDA GARCIA,
DEFENDANT(S).

MAGISTRATE JUDGE: Geraldine Soat Brown

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 33 IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF SOUTH 665.6 FEET OF EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 4425 North Sawyer Avenue, Chicago, IL 60625
Property Index No. 13-14-228-012-0000

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), Jose Antonio Garcia;

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;

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;

No deficiencies remain on the judgment;

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 on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-HE2, Asset Backed Pass-Through Certificates
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 Jose Antonio Garcia, Hilda Garcia from the premises commonly known as 4425 North Sawyer Avenue, Chicago, IL 60625.

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: 12/3/2012

Entered: John F. Curady

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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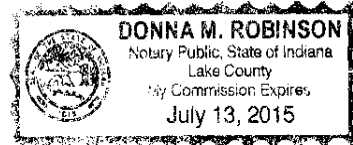
STATEMENT OF GRANTOR/GRANTEE

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 Dec 31, 2012. Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said Richard W. Castleton this 31ST day of December, 2012.

Notary Public Donna M. Robinson

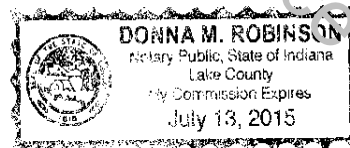


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Dec 31, 2012. Signature: _____
Grantee or Agent

Subscribed and sworn to before Me by the said Phillip A. Pluister This 31ST day of December, 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.