



Doc#: 1535618049 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 12/22/2015 11:24 AM Pg: 1 of 5

JUDICIAL SALE DEED

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 March 19, 2015, in Case No. 14 CH 03706, entitled THE BANK OF NEW YORK MELLON TRUST COMPANY,

N.A., AS TRUSTEE ON BEHALF OF CWABS ASSET BACKED CERTIFICATES TRUST 2005-4 vs. YOUSEF GHUSEIN A/K/A YOUSEF Z. GHUSEIN A/K/A YOUSEF GHUSAIN, MERVAT GHUSAIN, 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 July 22, 2015, does hereby grant, transfer, and convey to **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET- BACKED CERTIFICATES SERIES 2005-4, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

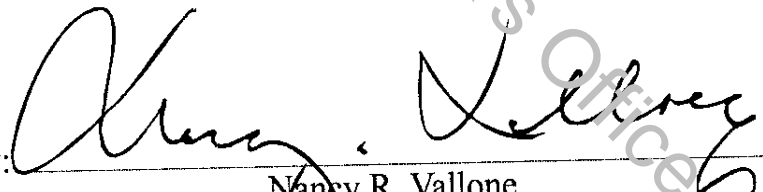
UNIT 12042 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ALSIP WOODS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97628813, IN THE NORTH HALF OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Commonly known as 12042 SOUTH KILDARE AVENUE, ALSIP, IL 60803

Property Index No. 24-27-206-199-1024

Grantor has caused its name to be signed to those present by its President and CEO on this 4th day of December, 2015.

The Judicial Sales Corporation

By: 
Nancy R. Vallone
President and Chief Executive Officer

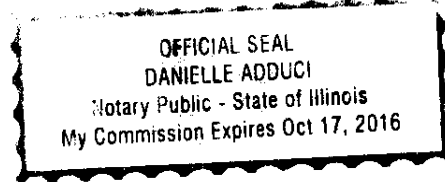
CC: [unclear] 

UNOFFICIAL COPY

Judicial Sale Deed

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 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
4th day of December, 2015



Danielle Adduci
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).

12/18/15 Keera Walker
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:

Attention: Ditech Financial LLC

Grantee: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWARS, INC., ASSET- BACKED CERTIFICATES SERIES 2005-4, by assignment

Mailing Address: 7360 S. Kyrene
Tempe, AZ. 85283

Telephone: _____

Mail To:

PIERCE & ASSOCIATES
One North Dearborn Street Suite 1300
CHICAGO, IL,60602
(312) 476-5500
Att. No. 91220
File No. PA1317968

Wells Fargo **UNOFFICIAL COPY**
15-04489

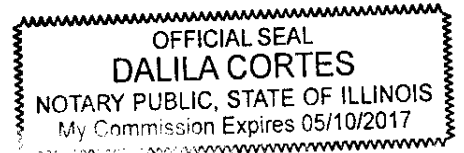
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed 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 December 18, 2015

Signature: Keena Walker
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 18 day of December, 2015
Notary Public Dalila Cortes



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.

Date December 18, 2015

Signature: Keena Walker
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 18 day of December, 2015
Notary Public Dalila Cortes



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** or **ABI** 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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EXHIBIT

47036 4420

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

THE BANK OF NEW YORK MELLON TRUST COMPANY,
N.A., AS TRUSTEE ON BEHALF OF CWABS ASSET
BACKED CERTIFICATES TRUST 2005-4

Plaintiff,

-v.-

14 CH 03706
12042 SOUTH KILDARE AVENUE
ALSIP, IL 60803

YOUSUF GHUSEIN A/K/A YOUSEF Z. GHUSEIN A/K/A
YOUSUF GHUSAIN, MERVAT GHUSAIN, STANDARD
BANK AND TRUST COMPANY AS TRUSTEE UTA DTD
06/08/05 KNOWN AS TRUST NO. 18878, UNKNOWN
BENEFICIARIES OF STANDARD BANK AND TRUST
COMPANY AS TRUSTEE UTA DTD 06/08/05 KNOWN AS
TRUST NO. 18878, ALSIP WOODS CONDOMINIUM
ASSOCIATION, MICHELLE MORIARTY, UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS

Defendants

Calendar #55 JUDGE SWANSON

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND ORDER OF POSSESSION, ORDER
FINDING PER JON. L DEFICIENCY

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 12042 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ALSIP WOODS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97628813, IN THE NORTH HALF OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 12042 SOUTH KILDARE AVENUE, ALSIP, IL 60803

Property Index No. 24-27-206-199-1024.

Due notice of said motion having been given, the Court having examined said report and being fully advised in the premises, FINDS:

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

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "selling officer," has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a occupied, townhouse;

That the real property described herein was last inspected by movants, its insurers, investors, or agents on July 23, 2015

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified, and confirmed;

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Order Approving Report of Sale

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 there shall be a personal deficiency judgment entered in the sum of \$110,015.52 with interest thereon as by statute provided, against: YOUSEF GHUSEIN A/K/A YOUSEF Z. GHUSEIN A/K/A YOUSEF GHUSAIN,

735 ILCS 5/9-117 is not applicable to this order entered pursuant to Article 15 (IMFL).

That upon request by the successful bidder, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS ASSET BACKED CERTIFICATES TRUST 2005-4, or assignee and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff, a deed sufficient to convey title.

Municipality or County may contact the below with concerns about the real property:

Grantee or Mortgagee: The Bank of New York Mellon Trust Company, N.A., As Trustee on Behalf of CWABS Asset Backed Certificates Trust 2005-4
 Contact: C/O DITECH FINANCIAL LLC
 Address: 7360 South Kyrene
 Tampa, AZ 85283
 Telephone Number: (800) 292-4276

IT IS FURTHER ORDERED:

That upon request by the successful bidder, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS ASSET BACKED CERTIFICATES TRUST 2005-4, or assignee 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 provided in 735 ILCS 5/15 - 1701;

That the Sheriff of Cook County is directed to evict and dispossess YOUSEF GHUSEIN A/K/A YOUSEF Z. GHUSEIN A/K/A YOUSEF GHUSAIN, MERVAT GHUSAIN, MICHELLE MORIARTY from the premises commonly known as 12042 SOUTH KILDARE AVENUE, ALSIP, IL, 60803

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

No occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

That the Movant shall mail a copy of this Order within seven (7) days to the last known address of the Mortgagor;

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.

Date: _____

ENTER: 

Judge
 Judge Loretta Badic-Daniels

PIERCE & ASSOCIATES
 One North Dearborn Street Suite 1300
 CHICAGO, IL 60602
 (312) 476-5500
 Attorney File No. PA1317968
 Attorney Code. 91220
 Case Number: 14 CH 03706
 TISC#: 35-4449

NOV 16 2015
 Circuit Court - 1813