

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 1608544043 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/25/2016 12:47 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 Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on September 28, 2015, in Case No. 12 CH 005816, entitled HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH

MORTGAGE INVESTORS, INC., MORTGAGE PASS-THROUGH CERTIFICATES, MANA SERIES 2007-OAR3 vs. RICHARD D. HAUT A/K/A RICHARD DEAN HAUT, 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 December 30, 2015, does hereby grant, transfer, and convey to **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS, INC., MORTGAGE PASS-THROUGH CERTIFICATES, MANA SERIES 2007-OAR3** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

LOT SIXTEEN (16) IN HATLEN HEIGHTS UNIT NO. 3, SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 11, 1956, AS DOCUMENT NUMBER 1682004, IN COOK COUNTY, ILLINOIS.

Commonly known as 108 AUDREY LANE, MOUNT PROSPECT, IL 60056

Property Index No. 08-10-203-008

Grantor has caused its name to be signed to those present by its President and CEO on this 22nd day of March, 2016.

The Judicial Sales Corporation

# BOX 70

Modits & Associates, P.C.

By:

Nancy R. Vallone

President and Chief Executive Officer

CCRD

No Mount Prospect exemption - see attached order DM

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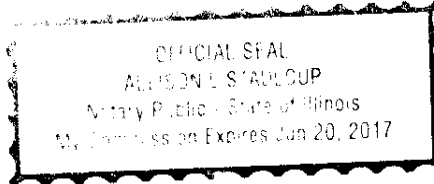
## Judicial Sale Deed

State of IL, County of COOK ss, I, Allison L. Staulcup, 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

22nd day of March, 2016

*Allison L. Staulcup*  
\_\_\_\_\_  
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 4 Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

03-24-16 \_\_\_\_\_  
Date Buyer, Seller or Representative

*Matthew Moses*  
03/24/16  
1525 S. BELT LINE RD.  
COPPELL, TX 75019

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 12 CH 005816.

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, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS, INC., MORTGAGE PASS-THROUGH CERTIFICATES, MANA SERIES 2007-OAR3  
P.O. BOX 24737  
West Palm Beach, FL, 33416-4737

Contact Name and Address:

Contact: LAURI BAYONA  
Address: 1525 S. BELT LINE RD.  
COPPELL, TX 75019  
Telephone: 469-645-3491

Mail To:

M. Moses  
CODILIS & ASSOCIATES, P.C.  
Matthew Moses, ARDC #6278082  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE, IL, 60527  
(630) 794-5300  
Att. No. 21762  
File No. 14-13-17854

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File # 14-13-17854

## 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 24, 2016

Signature: *Nathan Beauchamp*

Subscribed and sworn to before me  
By the said Agent  
Date 3/24/2016  
Notary Public *Nathan Beauchamp*



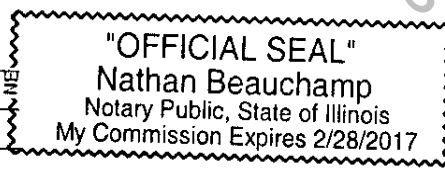
Grantor or Agent

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 24, 2016

Signature: *Nathan Beauchamp*

Subscribed and sworn to before me  
By the said Agent  
Date 3/24/2016  
Notary Public *Nathan Beauchamp*



Grantee or Agent

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.)

**UNOFFICIAL COPY****EXHIBIT**

Calendar Number 62

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

HSBC Bank USA, National Association as Trustee for  
 Merrill Lynch Mortgage Investors, INC., Mortgage Pass-  
 Through Certificates, MANA Series 2007-OAR3  
 PLAINTIFF

Vs.

Richard D. Haut a/k/a Richard Dean Haut; Richard D.  
 Haut, as Trustee of the Haut Family Recoverable Trust  
 DEFENDANTS

No. 12 CH 005816

108 Audrey Lane  
 Mount Prospect, IL 60056

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE AND  
 ORDER OF POSSESSION**

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 SIXTEEN (16) IN HATLEN HEIGHTS UNIT NO. 3, SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 11, 1956, AS DOCUMENT NUMBER 1682004, IN COOK COUNTY, ILLINOIS.

Commonly known as: 108 Audrey Lane, Mount Prospect, IL 60056

Property Index Number: 08-10-203-008

Due notice of sale motions 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) have been properly given;

That the sale was fairly and properly made;

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

That the real property described herein, which is the subject matter of the instant proceedings, is a Single Family Home;

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That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 12/14/2015;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through:

Lauri Bayona  
1525 S. Belt Line Rd,  
Coppell, TX 75019  
469-645-3491

That justice was done.

**IT IS THEREFORE ORDERED:**

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sales Officer are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution.
3. 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;

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

That upon request by the holder of the certificate of sale and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Selling Officer shall execute and deliver a deed sufficient to convey title to the holder of the certificate of sale pursuant to the findings of this Court as set forth above;

**IT IS FURTHER ORDERED:**

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date 30 days ( ) after entry of this order against Richard D. Haut a/k/a Richard Dean Haut; Kathleen M. Haut a/k/a Kathleen Marie Haut; Richard D. Haut, as Trustee of the Haut Family Recoverable Trust, without further Order of the Court, as provided in 735 ILCS 5/15-1701;

That the Sheriff of Cook County is directed to evict and dispossess:

Richard D. Haut a/k/a Richard Dean Haut; Richard D. Haut, as Trustee of the Haut Family Recoverable Trust at the subject property commonly known as:

108 Audrey Lane  
Mount Prospect, IL 60056

30 days after entry of this order.

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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.

IT IS FURTHER ORDERED that the Deed to be issued hereunder is exempt from all transfer taxes, either state, county or local/municipal and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer or exemption stamps of any nature.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

ENTER: Judge Daniel Patrick Brennan

Judge **MAR 09 2016**

DATED: Circuit Court 1932

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
pleadings@il.cslegal.com  
Cook #21762  
14-13-17854

**NOTE: This law firm is a debt collector.**

Property of Cook County Clerk's Office