

UNOFFICIAL COPY

SPSF.2406

JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on July 11, 2016 in Case No. 15 CH 14959 entitled Deutsche Bank National Trust Company vs. Jerry McKenzie aka Jerry Mc Kenzie and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on November 28, 2016, does hereby grant, transfer and convey to Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL3, Asset-Backed Certificates, Series 2005-WL3 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc# 1701713076 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2017 03:37 PM PG: 1 OF 6

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

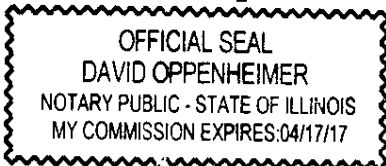
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this January 3, 2017.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Frederick S. Lappe  
Secretary

Andrew D. Schusteff  
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on January 3, 2017 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercountry Judicial Sales Corporation.



David Oppenheimer  
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt from tax under 35 ILCS 200/31-45(1) Diana H. Carpenter January 3, 2017. 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 this Deed issued hereunder without affixing any transfer stamps, pursuant to court order entered on 12/22/2017 in Case #15 CH 14959.

PH

# UNOFFICIAL COPY

SPSF.2406

Rider attached to and made a part of a Judicial Sale Deed dated January 3, 2017 from INTERCOUNTY JUDICIAL SALES CORPORATION to Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL3, Asset-Backed Certificates, Series 2005-WL3 and executed pursuant to orders entered in Case No. 15 CH 14959.

LOT 142 IN THE THIRD ADDITION TO FOREST GLEN SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND GRAND TRUNK RAILROAD, IN COOK COUNTY, ILLINOIS.

Commonly known as 2303 East 183rd Place, Lansing, IL 60438

P.I.N. 29-36-403-020-0000

Grantor's Name and Address:

INTERCOUNTY JUDICIAL SALES CORPORATION  
120 W. Madison Street  
Chicago, Illinois 60602  
(312) 444-1122

Grantee's Name and Address and Mail Tax Bills to:

Attention:

Grantee: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL3, Asset-Backed Certificates, Series 2005-WL3

Mailing Address:

*Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL3, Asset-Backed Certificates, Series 2005-WL3*  
c/o Select Portfolio Servicing  
Tax Department  
3217 S. Decker Lake Dr.  
Salt Lake City, Utah 84119  
Phone: 866-876-5095

Mail to:

Kluever & Platt, LLC  
65 E. Wacker Pl., Suite 2300  
Chicago, Illinois 60601

**UNOFFICIAL COPY****IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS CAL 58  
COUNTY DEPARTMENT, CHANCERY DIVISION**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH MORTGAGE TRUST  
2005-WL3

PLAINTIFF

VS.

JERRY MCKENZIE AKA JERRY MC KENZIE, KAREN  
MCKENZIE AKA KAREN MC KENZIE, KAREN A.  
MCKENZIE, NU ISLAND PARTNERS, LLC, CAPITAL  
ONE BANK (USA), NATIONAL ASSOCIATION,  
MIDLAND FUNDING LLC, LAW OFFICES OF SHERI C.  
KESSLER, P.C., FIRST FINANCIAL INVESTMENT  
FUND V, LLC, UNKNOWN OWNERS, GENERALLY,  
AND NON-RECORD CLAIMANTS

DEFENDANTS

NO: 15 CH 14959

Property Address:

2303 East 183rd Place

Lansing, IL 60438

**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION;  
CONFIRMING JUDICIAL SALE FOR POSSESSION AND FOR A PERSONAL  
DEFICIENCY JUDGMENT**

This cause comes to be heard on Plaintiff's Motion for Order Approving Report of Sale and Distribution; for Confirmation of the Judicial Sale; for Possession and for Personal Deficiency Judgment against Karen McKenzie in the amount of \$141,847.27 of the mortgaged real estate that is the subject of the above captioned matter and described below:

LOT 142 IN THE THIRD ADDITION TO FOREST GLEN SUBDIVISION OF  
PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH,  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF  
THE CHICAGO AND GRAND TRUNK RAILROAD, IN COOK COUNTY, ILLINOIS.

P.I.N. 29-36-403-020-0000

COMMON ADDRESS: 2303 East 183rd Place, Lansing, IL 60438

The real property that is the subject matter of this proceeding is a Single Family Residence.

That movant or movant's agent last inspected the real property: 10/31/2016.

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

That the periods of redemption and reinstatement expired and no party redeemed or reinstated;

That there remains a deficiency due and owing to Plaintiff in the amount of \$141,847.27;

That this Court obtained personal jurisdiction over Karen McKenzie.

# UNOFFICIAL COPY

The property is subject to a special right of redemption pursuant to 735 ILCS Sec. 5/15-1604 that expires thirty (30) days after the entry of this Order;

That Jerry McKenzie was served by publication and has obtained a discharge of the underlying debt in bankruptcy and Plaintiff is not seeking a personal deficiency against him in this case;

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

That the sale was fairly and properly made;

That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the holder of the certificate of sale is entitled to a deed of conveyance and possession of the mortgaged real estate and that justice was done;

## **IT IS THEREFORE ORDERED:**

That the sale of the mortgaged real estate and the Report of Sale and Distribution filed by the Selling Officer are confirmed;

That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, and

That the proceeds of the sale were insufficient to satisfy the judgment;

That a personal deficiency judgment is entered against Karen McKenzie in the sum of \$141,847.27; with interest as provided by statute as provided by 735 ILCS 5/15-1508(e) and that execution may issue;

That upon confirmation and subsequent request by the holder of the certificate of sale, and provided that all required payments have been made pursuant to 735 ILCS 15-1509(a), the Selling Officer shall execute and deliver a deed sufficient to convey title to the successful bidder, its successors or assigns, or the Certificate Holder.

## **IT IS FURTHER ORDERED:**

That the holder of the certificate of sale, and its successors and assigns, is entitled to and shall have possession of the mortgaged real estate no sooner than 30 days from the entry of this Order, without further Order of Court, as provided in 735 ILCS 15-1701, and;

That in the event possession is withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order Jerry McKenzie aka Jerry McKenzie, and Karen McKenzie aka Karen Mc Kenzie, aka Karen A. McKenzie from the mortgaged real estate commonly known as 2303 East 183rd Place, Lansing, IL 60438 without further Order of Court;

# UNOFFICIAL COPY

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

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

**Grantee Name/ Mail Tax bills to:**

*Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL3, Asset-Backed Certificates, Series 2005-WL3*

c/o Select Portfolio Servicing

Tax Department

3217 S. Decker Lake Dr.

Salt Lake City, Utah 84119

Phone: 866-876-5095

**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 mailed to the borrower(s) at his/her last known address within seven (7) days.

ENTER: \_\_\_\_\_

Dated: \_\_\_\_\_

Kluever & Platt, LLC (FREVERT)  
 65 East Wacker Place, Suite 2300  
 Chicago, IL 60601  
 (312)201-6679  
 Firm ID #38413  
 SPSF.2406

# UNOFFICIAL COPY

## 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 1-17, 2017

Signature: *Diana A. Carpintero*  
Agent

Subscribed and sworn to before me  
By the said *Diana A. Carpintero*  
This 17th day of January, 2017  
Notary Public *Linane Maldonado*



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 1-17, 2017

Signature: *Diana A. Carpintero*  
Agent

Subscribed and sworn to before me  
By the said *Diana A. Carpintero*  
This 17th day of January, 2017  
Notary Public *Linane Maldonado*



**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.)