

UNOFFICIAL COPY



1712945064

Doc# 1712945064 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2017 04:07 PM PG: 1 OF 5

AFFIDAVIT

Russell Wirbicki, being first duly sworn under oath, deposes and states as follows:

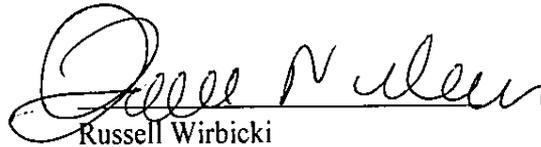
1. That he is an agent of HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3 and as such is authorized to execute this affidavit on its behalf.
2. That HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3 has a valid and subsisting mortgage lien against the real estate commonly known as 7643 West 163rd Place, Tinley Park, IL 60477.
3. That said mortgage was executed by Abeer Arar, in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Meritage Mortgage Corporation, and recorded in the office of the Cook County Recorder on November 9, 2016 as document number 0631357049.
4. That a Lis Pendens/Notice of Foreclosure was recorded in the office of the Cook County Recorder on October 6, 2015 as document 1527934031.
5. That a Judgment of Foreclosure and Sale was entered on January 15, 2016.
6. A Judicial Sale of Subject Property was conducted on August 15, 2016.
7. That an Order Approving Sale was entered on September 14, 2016 and a Judicial Sales Deed was recorded in the office of the Cook County Recorder on September 30, 2016 as Document number 1627444079.
8. That said recorded Judicial Sales Deed is invalid and hereby declared a legal nullity for the following reason:

CCRD REVIEWER

UNOFFICIAL COPY

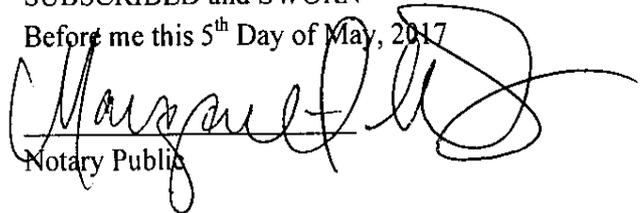
- A. Judge Pamela Meyerson granted the Order to Vacate and Set Aside Sale, Vacate and Set Aside Confirmation of Sale and Recall the Judicial Sale Deed on November 18, 2016.
- B. That for the above reason HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3, hereby declares the subject Judicial Sale Deed to be invalid, improper, and of no legal effect.

Further Affiant sayeth naught.



 Russell Wirbicki

SUBSCRIBED and SWORN
 Before me this 5th Day of May, 2017



 Notary Public

Prepared by and Mail to:
 Wirbicki Law Group, LLC
 33 West Monroe Street, Suite 1140
 Chicago, IL 60603
 File: WA15-0604
 Case: 15 CH 14568
 Property: 7643 West 163rd Place, Tinley Park, IL 60477



Property of Cook County Clerk's Office

UNOFFICIAL COPY

WA15-0604

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 January 15, 2016 in Case No. 15 CH 14568 entitled HSBC Bank USA NA vs. Abeer Arar and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on August 15, 2016, does hereby grant, transfer and convey to HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3 the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:



Doc# 1627444079 Fee \$42.00
 RHSP Fee:\$9.00RPRF Fee \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 09/30/2016 04:29 PM Pg: 1 of 3

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

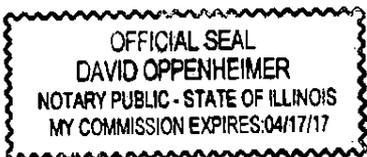
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this September 21, 2016.
 INTERCOUNTY JUDICIAL SALES CORPORATION

Attest

Frederick S. Lappe
 Secretary

Andrew D. Schusteff
 President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on September 21, 2016 by Andrew D. Schusteff as President and Frederick S. Lappe as Secretary of Intercounty 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) *AS*, September 21, 2016.

CORRECTION *AS*

UNOFFICIAL COPY

WA15-0604

Rider attached to and made a part of a Judicial Sale Deed dated September 21, 2016 from INTERCOUNTY JUDICIAL SALES CORPORATION to HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3 and executed pursuant to orders entered in Case No. 15 CH 14568.

LOT 593 IN BREMENTOWNE ESTATES UNIT NO. 4, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 7643 West 163rd Place, Tinley Park, IL 60477

P.I.N. 27-24-306-009-0000

Grantee's Contact Information:

HSBC Bank USA, N.A.
 in clu Ocwen Loan Servicing, LLC
 Sharon Robinson
 P.O. Box 785001
 Orlando, FL 32878
 800.390.4656

RETURN TO:

The Wirbicki Law Group
 33 West Monroe Street
 Suite 1140
 Chicago, Illinois 60603

MAIL TAX BILLS TO:

HSBC Bank USA, N.A.
 in clu Ocwen Loan Servicing, LLC
 1601 Worthington Rd.
 Ste. 100
 West Palm Beach, FL 32818

UNOFFICIAL COPY



Order

(Rev. 02/24/05) CCG N002

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

HSBC Bank, USA

v.

No. 15CH 14568

Abeer Arar, et al

ORDER

This cause comes to be heard on Plaintiff's motion to vacate order approving sale, memorandum of judgment, void the sale, and nullify the deed.

It is hereby ordered and the court being fully advised that:

Plaintiff's motion is granted.

Attorney No.: 424123
Name: WIEBICKI LAW GROUP
Atty. for: Plaintiff
Address: 33 N. MARCEE #1140
City/State/Zip: CHGO IL 60603
Telephone: 312.360.9455

Judge Pamela McLean Weyerman

NOV 18 2016
ENTERED:
Circuit Court - 2097

Dated:

[Signature]

Judge

Judge's No.