

UNOFFICIAL COPY



\*1726906076D\*

**JUDICIAL SALE DEED**

Doc# 1726906076 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/26/2017 01:11 PM PG: 1 OF 7

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 April 20, 2017, in Case No. 17 CH 000967, entitled DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2006-1 vs. MICHELLE DESONIA, 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 31, 2017, does hereby grant, transfer, and convey to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2006-1** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

UNIT 10600-GB IN VILLA REGALE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 25096327 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 10600 S. DEPOT STREET, UNIT GB, WORTH, IL 60482

Property Index No. 24-18-101-091-1002

Grantor has caused its name to be signed to those present by its President and CEO on this 20th day of September, 2017.

The Judicial Sales Corporation

**BOX 70**

Codilis & Associates, P.C.

By:

Nancy R. Vallone  
President and Chief Executive Officer

No Worth exemption - see attached order

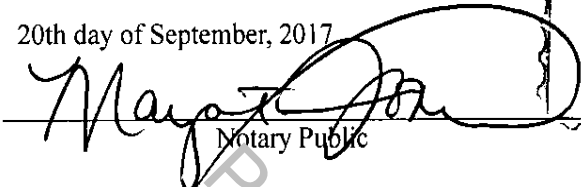
**UNOFFICIAL COPY****JUDICIAL SALE DEED**

Property Address: 10600 S. DEPOT STREET, UNIT GB, WORTH, IL 60482

State of IL, County of COOK ss, I, Maya T Jones, 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

20th day of September, 2017

  
 Notary Public

OFFICIAL SEAL  
 MAYA T JONES  
 Notary Public - State of Illinois  
 My Commission Expires Apr 20, 2019

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).

09-22-17  
 Date

  
 Buyer, Seller or Representative

Matthew Moses  
 ARDC# 6278082

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 17 CH 000967.

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:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2006-1  
 P.O. BOX 24737  
 West Palm Beach, FL, 33416-4737

Contact Name and Address:

Contact: SHARON ROBINSON  
 Address: PO BOX 785061  
 ORLANDO, FL 32878  
 Telephone: 800-390-4656

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  
 Attn No. 21762  
 File No. 14-17-00589

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File # 14-17-00589

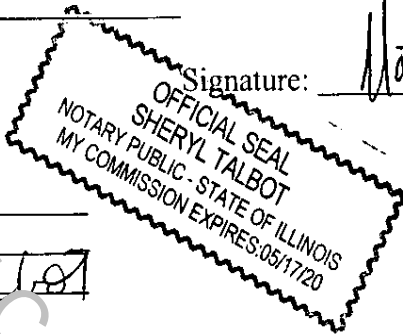
## STATEMENT BY GRANTOR AND GRANTEE

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 September 22, 2017

Signature: *Matthew Moses*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 9/22/2017  
Notary Public *Sheryl Talbot*



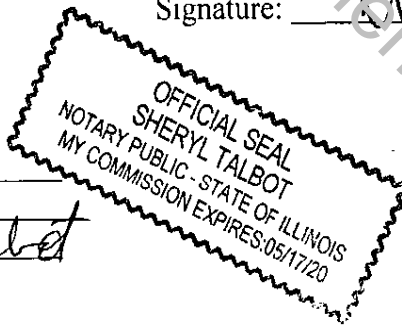
Matthew Moses  
ARDC# 6278082

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 September 22, 2017

Signature: *Matthew Moses*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
Date 9/22/2017  
Notary Public *Sheryl Talbot*



Matthew Moses  
ARDC# 6278082

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 63

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

Deutsche Bank National Trust Company, as Indenture  
Trustee for American Home Mortgage Investment Trust  
2006-1  
PLAINTIFF

No. 17 CH 000967

Vs.

Michele Desonia; Illinois Housing Development  
Authority; Villa Regale Condominium Association;  
Unifund CCR Partners  
DEFENDANTS

10600 S. Depot Street, Unit GB  
Worth, IL 60482

## 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:

UNIT 10600-GB IN VILLA REGALE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 25096327 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 10600 S. Depot Street, Unit GB , Worth, IL 60482

Property Index Number: 24-18-101-091-1002

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 Condo/Townhouse;

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That the real property described herein was last inspected by movant, its insurers, investors, or agents, on 07/15/2017;

That the holder of the Certificate of Sale or the person to whom the deed will be issued can be contacted through Sharon Robinson, PO Box 785061  
Orlando, FL 32878-5061, 800-390-4656

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;
4. That there shall be an IN REM deficiency Judgment entered in the sum of \$32,028.22 with interest thereon by statute provided, against the subject property;
5. That any Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire 30 days after entry of this Order; and

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 Michelle Desonia; Illinois Housing Development Authority; Villa Regale Condominium Association; Unifund CCR Partners, 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:

Michelle Desonia at the subject property commonly known as:

10600 S. Depot Street, Unit GB  
Worth, IL 60482

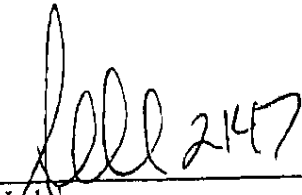
30 days after entry of this order.

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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

DATED: Judge Gerald V. Cleary

SEP 12 2017

Circuit Court - 2147

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
pleadings@il.cslegal.com  
Cook #21762  
14-17-00589

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
COURT REPORTER

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RW

Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

Date **DOROTHY BROWN** **SEP 20 2017**  
*Dorothy Brown*  
 Dorothy Brown  
 Clerk of the Circuit Court  
 of Cook County, IL

