



0619922113

IN THE CIRCUIT COURT OF
COOK COUNTY,
COUNTY DEPARTMENT
LAW DIVISION

Doc#: 0619922113 Fee: \$48.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2008 04:07 PM Pg: 1 of 13

SHELBYRNE TOLBERT,
Plaintiff,

vs.

Case No. 99L-04967

HOLY CROSS HOSPITAL,
ALLAN THRASHER (name corrected to
ALLEN THRASHER by Court Order dated
10/20/05), individually and as an agent or
employee of HOLY CROSS HOSPITAL,
Defendants.

**AFFIDAVIT THAT REQUESTS WERE MADE
DURING THE REDEMPTION PERIOD FOR REDEMPTION OF CERTIFICATE OF
SALE FOR EXECUTION OF JUDGMENT LIEN THAT SURVIVED
FORECLOSURE AND IS FIRST LIEN ON PROPERTY**

2008 JUL 18 PM 2:54
FILED 9-11
CLERK OF COUNTY, ILL.

I hereby swear under Oath that the following is true and correct, that the documents attached as Exhibits are true and correct originals or copies of originals made at the times stated and if sworn as a witness, can testify competently thereto in court:

1. Affiant is an Officer of AXXA, Inc., an Illinois corporation.
2. That the property affected by this Affidavit has the following **LEGAL**

DESCRIPTION:

LOT 9 IN JOHN J. JILEK'S RESUBDIVISION OF LOTS 30 TO 48, INCLUSIVE, IN BLOCK 10 IN MITCHELL ADDITION TO CLARKDALE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3326 WEST 84TH PLACE, CHICAGO, IL 60652

P.I.N.(s): 19-35-410-065

UNOFFICIAL COPY

3. On July 5, 2006, Affiant caused to be filed AFFIDAVIT THAT JUDGMENT LIEN SURVIVED FORECLOSURE AND IS FIRST LIEN ON PROPERTY in the subject Case No. 03CH-18547, MORTGATGE ELECTRONIC SYSTEMS, INC. v. ALLEN J. THRASHER A/K/A ALLAN THRASHER, SHANTEYL A. BRADLEY-THRASHER, SHELBYRBNE TOLBERT, C/O JEFFREY A. SOUFAL, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS.
4. On July 5, 2006 Affiant caused to be recorded AFFIDAVIT THAT JUDGMENT LIEN SURVIVED FORECLOSURE AND IS FIRST LIEN ON PROPERTY as Document No. 0618649024.
5. On July 10, 2006, Affiant caused to be filed AMENDED AFFIDAVIT THAT JUDGMENT LIEN SURVIVED FORECLOSURE AND IS FIRST LIEN ON PROPERTY in the subject Case No. 03CH-18547, MORTGATGE ELECTRONIC SYSTEMS, INC. v. ALLEN J. THRASHER A/K/A ALLAN THRASHER, SHANTEYL A. BRADLEY-THRASHER, SHELBYRBNE TOLBERT, C/O JEFFREY A. SOUFAL, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS.
6. On July 10, 2006, Affiant caused to be recorded with the Cook County Recorder of Deeds AMENDED AFFIDAVIT THAT JUDGMENT LIEN SURVIVED FORECLOSURE AND IS FIRST LIEN ON PROPERTY as Document No. 0619131076.
7. On July 18, 2005, Affiant caused to be filed AFFIDAVIT THAT REQUESTS WERE MADE DURING THE REDEMPTION PERIOD FOR REDEMPTION OF CERTIFICATE OF SALE FOR EXECUTION

UNOFFICIAL COPY

OF JUDGMENT LIEN THAT SURVIVED FORECLOSURE AND IS FIRST LIEN ON PROPERTY in the subject Case No. 03CH-18547, MORTGATGE ELECTRONIC SYSTEMS, INC. v. ALLEN J. THRASHER A/K/A ALLAN THRASHER, SHANTEYL A. BRADLEY-THRASHER, SHELBYRBNE TOLBERT, C/O JEFFREY A. SOUFAL.

8. On July 18, 2006, Affiant caused to be recorded with the Cook County Recorder of Deeds AFFIDAVIT THAT REQUESTS WERE MADE DURING THE REDEMPTION PERIOD FOR REDEMPTION OF CERTIFICATE OF SALE FOR EXECUTION OF JUDGMENT LIEN THAT SURVIVED FORECLOSURE AND IS FIRST LIEN ON PROPERTY.
9. The letter attached as Exhibit A was sent to defendant Allen Thrasher on June 28, 2006.
10. The letter attached as Exhibit B was sent on July 14, 2006 by Certified Mail/Return Receipt No. 7003-3110-0002-2828-5977 to defendant Allen Thrasher in Case No. ^{99L-04967} ~~03CH-18547~~ with the Certificate of Sale recorded as Document No. 060401125 enclosed (Exhibit E). (See Exhibit F).
11. The enclosed letter attached as Exhibit C was sent on July 14, 2006 by Certified Mail/Return Receipt No. 7004-2510-0006-8073-6900 to Standard Bank and Trust 1903, the Certificate of Sale Holder named in the Amended Report of Sale and Distribution in Case No. 03CH-18547 with the Certificate of Sale recorded as Document No. 060401125 enclosed (Exhibit E). (See Exhibit F).
12. The enclosed letter attached as Exhibit D was sent by Certified

UNOFFICIAL COPY

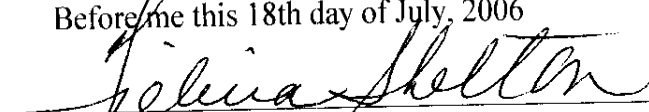
Mail/Return Receipt No. 7003-3110-0002-2828-5084 to Standard Bank and Trust as Trustee Under Trust Agreement Dated October 5, 2005 and Known as Trust No. 19093, the Judicial Deed (Exhibit G) grantee in Case No. 03CH-18547 recorded as Document No. 0607331023 with the Certificate of Sale recorded as Document No. 060401125 enclosed (Exhibit E). (See Exhibit F).

13. The purpose of the mailing of Exhibits A, B, C and D was to give notice to the respective parties of the existence of the Certificate of Sale (Exhibit E) from the execution of the judgment in Case No. 99L-04967 for the interest of defendant Allen Thrasher in the property at 3326 W. 84th Place, Chicago, IL so that they can make an informed decision if they want to redeem from the levy sale per 735 ILCS 5/12-122 during the 6 month redemption period following the levy sale held on 1/31/06.

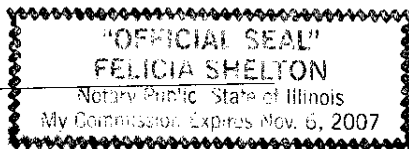
Further Affiant says naught.


Kenneth Andrew Swiatek

Signed and Sworn to
Before me this 18th day of July, 2006


Notary Public

My Commission Expires



Kenneth Andrew Swiatek
AXXA, Inc.
836 E. Rand Road, #267
Arlington Heights, IL 60004
(847) 814-6000

UNOFFICIAL COPY

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION GIVEN WILL BE USED FOR THAT PURPOSE

AXXA, Inc.

836 E. Rand Road, Suite 267
Arlington Heights, IL 60004

Telephone 847/814-6000
Fax (847) 705-0922
eMail:kennethandrew2@msn.com

June 28, 2006

Allen Thrasher
501 W. 87th St.
Chicago, IL 60620-2110

**RE: JUDGMENT IN CASE NO. 99L-04967, COOK COUNTY, ILLINOIS
SHELBYRNE TOLBERT V. HOLY CROSS HOSPITAL, ALLAN
THRASHER, individually and as an agent or employee of HOLY CROSS
HOSPITAL.**

Dear Mr. Thrasher:

Several letters previously written to you informed you that AXXA, Inc. was assigned from Shelbyrne Tolbert the judgment entered against you on 1/04/02 for \$50,000. Attempts to collect this debt directly from you have been ignored.

The judgment in the subject case was given to the Sheriff and enforced by Sale against your interest in the property at 3326 W. 84th Place, Chicago, IL 60652 on 1/31/06. Please see the enclosed Certificate of Sale that indicated that AXXA, Inc. bid \$69,290.40. If you wish to redeem, you can contact the Sheriff for a payoff on or before 7/31/06 for such sales earn 10% and he can give you the exact amount through a date certain.

If you do not redeem, you may lose any interest you have in the in the property at 3326 W. 84th Place, Chicago, IL.

This is a very important matter requiring you to make a decision and I urge you to call the Sheriff or AXXA, Inc. to arrange payment.

Sincerely,

Kenneth Andrew

EXHIBIT
A

UNOFFICIAL COPY

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION GIVEN WILL BE USED FOR THAT PURPOSE

AXXA, Inc.

836 E. Rand Road, Suite 267
Arlington Heights, IL 60004

Telephone 847/814-6000
Fax (847) 705-0922
eMail:kennethandrew2@msn.com

July 14, 2006

Allen Thrasher
501 W. 87th St.
Chicago, IL 60620-2110

**RE: JUDGMENT IN CASE NO. 99L-04967, COOK COUNTY, ILLINOIS
SHELBYRNE TOLBERT V. HOLY CROSS HOSPITAL, ALLAN
THRASHER, (name corrected to Allen Thrasher) individually and as an agent
or employee of HOLY CROSS HOSPITAL.**

Dear Mr. Thrasher:

Enclosed is the Certificate of Sale from the enforcement by levy of the stated judgment in the subject case.

Please be advised that this judgment was executed by levy sale against your interest in the subject property at 3326 West 84th Place, Chicago, IL and the Certificate of Sale was recorded as Document No. 0604010125 on the property.

You may want to seek competent legal advice to determine if you have any rights of redemption in the subject property and what this may mean to you if you do not redeem by the statutory time for your interest in the property may be lost and a new deed issued to the Certificate of Sale holder if the sale is confirmed by Order of Court.

Sincerely,

Kenneth Andrew
Swiatek

Sent by Certified Mail/Return Receipt No. 7003-3110-0002-2828-5077

EXHIBIT
B

UNOFFICIAL COPY

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION GIVEN WILL BE USED FOR THAT PURPOSE

AXXA, Inc.

836 E. Rand Road, Suite 267
Arlington Heights, IL 60004

Telephone 847/814-6000
Fax (847) 705-0922
eMail:kennethandrew2@msn.com

July 14, 2006

Standard Bank and Trust Company
As Trustee For Trust No. 1903
7800 W. 95th St.
Hickory Hills, IL 60457

**RE: JUDGMENT IN CASE NO. 99L-04967, COOK COUNTY, ILLINOIS
SHELBYRNE TOLBERT V. HOLY CROSS HOSPITAL, ALLAN
THRASHER, (name corrected to Allen Thrasher) individually and as an agent
or employee of HOLY CROSS HOSPITAL.**

Dear Sir:

Enclosed is the Certificate of Sale from the enforcement by levy of the stated judgment in the subject case.

Please be advised that this judgment was executed by levy sale against the interest of Allen Thrasher interest in the subject property at 3326 West 84th Place, Chicago, IL and the Certificate of Sale was recorded as Document No. 0604010125 on the property.

You may want to seek competent legal advice to determine if you have any rights of redemption in the subject property and what this may mean to you if you do not redeem by the statutory time for your interest in the property may be lost and a new deed issued to the Certificate of Sale holder if the sale is confirmed by Order of Court.

Sincerely,

Kenneth Andrew
Swiatek

Sent by Certified Mail/Return Receipt No. 7004-2510-006-8073-6900

EXHIBIT
C

UNOFFICIAL COPY

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION GIVEN WILL BE USED FOR THAT PURPOSE

AXXA, Inc.

836 E. Rand Road, Suite 267
Arlington Heights, IL 60004

Telephone 847/814-6000
Fax (847) 705-0922
eMail:kennethandrew2@msn.com

July 14, 2006

Standard Bank and Trust Company
As Trustee Under Trust Agreement Dated October 5, 2005
And Known as Trust No. 19093
7800 W. 95th St.
Hickory Hills, IL 60457

**RE: JUDGMENT IN CASE NO. 99L-04967, COOK COUNTY, ILLINOIS
SHELBYRNE TOLBERT V. HOLY CROSS HOSPITAL, ALLAN
THRASHER, (name corrected to Allen Thrasher) individually and as an agent
or employee of HOLY CROSS HOSPITAL.**

Dear Sir:

Enclosed is the Certificate of Sale from the enforcement by levy of the stated judgment in the subject case.

Please be advised that this judgment was executed by levy sale against the interest of Allen Thrasher interest in the subject property at 3326 West 84th Place, Chicago, IL and the Certificate of Sale was recorded as Document No. 0604010125 on the property.

You may want to seek competent legal advice to determine if you have any rights of redemption in the subject property and what this may mean to you if you do not redeem by the statutory time for your interest in the property may be lost and a new deed issued to the Certificate of Sale holder if the sale is confirmed by Order of Court.

Sincerely,

Kenneth Andrew
Swiatek

Sent by Certified Mail/Return Receipt No. 7003-3110-0002-2828-5084

EXHIBIT
D

UNOFFICIAL COPY

IN THE CIRCUIT COURT OF
COOK COUNTY,
COUNTY DEPARTMENT
LAW DIVISION



Doc#: 0804010125 Fee: \$28.50
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2008 12:05 PM Pg: 1 of 2

SHELBYRNE TOLBERT,
Plaintiff,

Case No. 99L-04967

vs.

HOLY CROSS HOSPITAL,
ALLAN THRASHER (name corrected to
ALLEN THRASHER by Court Order dated
10/20/05), individually and as an agent or
employee of HOLY CROSS HOSPITAL,
Defendants.

Sheriff's No. 055243

CERTIFICATE OF SALE

The undersigned as Sheriff of Cook County, Illinois, in accordance with the terms of the judgment entered in the above cause, offered at public sale the real estate and premises hereinafter described, to the highest bidder, on the 31st day of January, 2006, in the hallway outside Room 701, Richard J. Daley Center, Chicago, Cook County, Illinois. Said sale was held pursuant and in accordance to notice as required by said judgment and by law.

I offered the entire real estate and premises hereafter described en masse: whereupon, AXXA, Inc. offered and bid therefore the sum of Sixty-Nine Thousand Two-Hundred Ninety and 40/100 Dollars (\$69,290.40). This being the highest and best bid at said sale, I thereupon struck off and sold the whole of said property to said bidder for said money.

Said real estate and premises are situated in Cook County, Illinois, and are described as follows:

See Legal Description Attached.

I further certify that said bidder or its successors, heirs, or legal representative or assigns will be entitled to a deed to said premises subject to the following:

1. Order of Court confirming said sale.
2. Subject to Special Rights of Redemption, if applicable.
3. Return of this original document to the Sheriff of Cook County.

Witness my hand and seal, in duplicate, at Chicago, Illinois this date:

FEB 07 2006

MICHAEL F. SHEAHAN
Sheriff of Cook County, Illinois

EXHIBIT E

NOTICE
FILED CERTIFICATE SHALL BE
RETURNED TO
SHERIFF OF COOK COUNTY
BOX NO. 5

By *Salvatore Alario #286*
Deputy Sheriff

UNOFFICIAL COPY

CASE NO. 99L-04967

LEGAL DESCRIPTION FOR SHERIFF NO. 055243:

LOT 9 IN JOHN J. JILEK'S RESUBDIVISION OF LOTS 30 TO 48, INCLUSIVE, IN BLOCK 10 IN MITCHELL, ADDITION TO CLARKDALE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3326 WEST 84TH PLACE, CHICAGO, IL 60652

P.I.N.(s): 19-35-410-065

This document must be recorded by the purchaser within ten (10) days from the date of sale.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

7003 3110 0000 2828 5077

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO, IL 60620

Postage	\$ 0.39	UNIT ID: 0004 Postmark Here Clerk: KWBK3C 07/14/06
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To: ALLEN THRASHER
 Street, Apt. No., or PO Box No.: 501 W. 87th ST.
 City, State, ZIP+4: CHICAGO IL 60620-2110

PS Form 3800, June 2002 See Reverse for Instructions

0069 9006 8078 9900 4007

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

HICKORY HILLS, IL 60457

Postage	\$ 0.39	UNIT ID: 0004 Postmark Here Clerk: KWBK3C 07/14/06
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To: STANDARD BANK & TRUST Co, TRUST NO. 1903
 Street, Apt. No., or PO Box No.: 7800 W. 95th ST.
 City, State, ZIP+4: HICKORY HILLS, IL 60457

PS Form 3800, June 2002 See Reverse for Instructions

4905 9292 2000 0110 5084

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

HICKORY HILLS, IL 60457

Postage	\$ 0.39	UNIT ID: 0004 Postmark Here Clerk: KWBK3C 07/14/06
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To: STANDARD BANK & TRUST Co, TRUST NO. 1903
 Street, Apt. No., or PO Box No.: 7800 W. 95th ST.
 City, State, ZIP+4: HICKORY HILLS, IL 60457

PS Form 3800, June 2002 See Reverse for Instructions

Property of Cook County Office

2006 JUL 18 PM 2:51
 CHECKED 0-11

EXHIBIT
 F

UNOFFICIAL COPY



Doc#: 0807331023 Fee: \$26.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/14/2006 10:04 AM Pg: 1 of 2

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 February 17, 2004, in Case No. 03 CH 18547, entitled MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs. ALLEN J. THRASHER A/K/A ALLAN THRASHER, 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 October 12, 2005, does hereby grant, transfer, and convey to STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 5, 2005 AND KNOWN AS TRUST NO. 19093, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever.

LOT 9 IN JOHN J JILEK'S RESUBDIVISION OF LOTS 30 TO 48 INCLUSIVE, IN BLOCK 10 IN MITCHELL ADDITION TO CLARKDALE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3326 WEST 84TH PLACE, Chicago, IL 60652

Property Index No. 19-35-410-065

In Witness Whereof, said Grantor has caused its name to be signed to those present by its President and attested to by its Assistant Secretary on this 4th day of November, 2005.

The Judicial Sales Corporation

By: August R. Butera
August R. Butera
President

Attest:

Nancy R. Vallone
Nancy R. Vallone,
Assistant Secretary

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 14. 06
REVENUE STAMP

0000184992
REAL ESTATE
TRANSFER TAX
00080.00
FP326670

STATE TAX
STATE OF ILLINOIS
MAR. 14. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

951E00000
REAL ESTATE
TRANSFER TAX
0016000
FP326660

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX

EXHIBIT
G

UNOFFICIAL COPY

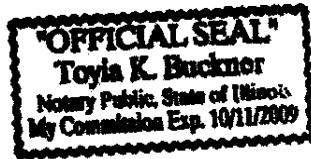
Judicial Sale Deed

State of IL, County of COOK ss, I, Toyia K. Buckner, a Notary Public, in and for the County and State aforesaid, do hereby certify that August R. Butera, personally known to me to be the President of The Judicial Sales Corporation, and Nancy R. Vallone, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the persons whose names are subscribed to the foregoing Deed, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary they signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as their 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 4 day of August 20 05

Toyia K. Buckner
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, 33 North Dearborn Street, Chicago, IL, 60602-3100.

Grantor's Name and Address:

THE JUDICIAL SALES CORPORATION
33 North Dearborn Street - Suite 1015
Chicago, Illinois 60602-3100
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT
DATED OCTOBER 5, 2005 AND KNOWN AS TRUST NO. 19004 by assignment

City of Chicago
Dept. of Revenue
423783
03/13/2006 14:38



Real Estate
Transfer Stamp
\$1,200.00

Batch 11810 82

COOK County Clerk's Office