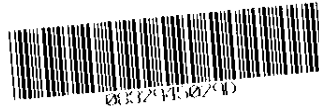


JUDICIAL SALE DEED



Doc#: 0832945029 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/24/2008 10:30 AM Pg: 1 of 7

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 June 18, 2008 in Case No. 07 CH 24487 entitled Kennedy Funding, Inc. vs. 94th Avenue Partners, LLC, et al. and pursuant to which the mortgaged leasehold estate hereinafter described was sold at public sale by said grantor on August 11, 2008, does hereby grant, transfer and convey to Orland Park 152 Associates, LLC the following described real estate situated in the County of Cook, State of

Illinois, to have and to hold forever: PARCEL 1: LOT 5 IN ORLAND COURT SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1981 AS DOCUMENT 25811986 IN COOK COUNTY, ILLINOIS. PARCEL 2: THE RECIPROCAL AND NONEXCLUSIVE RIGHTS, PRIVILEGES, AND EASEMENTS, FOR THE BENEFIT OF PARCEL 1 ABOVE FOR INGRESS AND EGRESS PARKING OF VEHICLES, PASSAGE OF ACCOMMODATION OF PEDESTRIANS FOR CONSTRUCTION, ERECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF FOOTINGS, FOUNDATIONS, SUPPORTS AND WALLS, SIGNS, LIGHTS, ENTRANCE, DOORS, MARQUEES, CONORIES, OVERHANGS OR OTHER IMPROVEMENTS OF LIKE NATURE AND TO INSTALL, TIE INTO, USE, MAINTAIN, REPAIR AND REPLACE UNDERGROUND UTILITY FACILITIES SUCH AS WATER, GAS, ELECTRIC AND TELEPHONE LINES, STORM AND SANITARY SEWER LINES, ALL FOR THE PURPOSES OF DEVELOPMENT AND CONSTRUCTION OR RECONSTRUCTION OF IMPROVEMENTS CREATED AND GRANTED AS APPURTENANCES TO PARCEL 1 ALL CREATED, DEFINED AND LIMITED BY THAT CERTAIN RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED AUGUST 1, 1979 AND RECORDED NOVEMBER 7, 1979 AS DOCUMENT NUMBER 25230921 MADE BY AND BETWEEN AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 3557, WIEBOLDT STORES INC, MONTGOMERY WARD AND COMPANY, INC. AND MONTGOMERY WARD DEVELOPMENT CORPORATION AS AMENDED BY THE AMENDMENT TO RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED MARCH 20, 1981 AS DOCUMENT NUMBER 25811985, AND AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED JULY 21, 1998 AS DOCUMENT NUMBER 98630610 AND FRINGE TRACTS AGREEMENT DATED AUGUST 1, 1979 AND RECORDED NOVEMBER 7, 1979 AS DOCUMENT NUMBER 25230922 AMONG THE SAME PARTIES OVER, UNDER AND ACROSS THE LAND AS SHOWN ON EXHIBIT "A" AND KNOWN AS ORLAND COURT EXCEPT THAT PART FALLING WITHIN PARCEL 1, IN COOK COUNTY, ILLINOIS. P.I.N. 27-15-100-016-0000 Commonly known as 15200 South 94th Avenue, Orland Park, IL 60462.

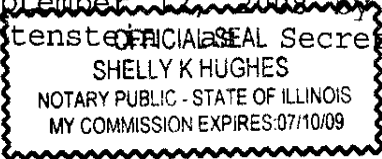
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary this September 12, 2008.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein
Secretary

Andrew D. Schusteff
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on September 12, 2008 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



Shelly K Hughes
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602. Exempt from tax under 35 ILCS 200/31-45(1) _____, September 12, 2008.

RETURN TO: ADDRESS OF GRANTEE/MAIL TAX BILLS TO:

UNOFFICIAL COPY



TWO UNIVERSITY PLAZA
SUITE 402
HACKENSACK, NJ 07601
TEL: (201) 342-8500
FAX: (201) 342-8373
www.kennedyfunding.com

AFFIDAVIT

I, KEVIN WOLFER, being first duly sworn on oath, state as follows:

1. I am over eighteen years of age and have personal knowledge of the matters stated herein.

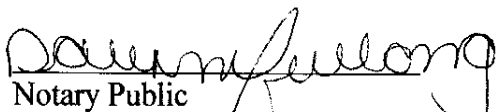
2. I am an officer of Kennedy Funding, Inc. ("Kennedy"). I am also the Manager and registered agent of Orland Park 152 Associates, LLC.

3. Orland Park 152 Associates, LLC is a limited liability company whose members are the co-lenders in a loan made by Kennedy to 152nd Street Partners, LLC.



Kevin Wolfer

SUBSCRIBED AND SWORN to
Before me this 20th day of November, 2008.


Notary Public

DAWN M. FURLONG
Notary Public of New Jersey
ID No. 2297497
My Commission Expires 03/05/2013

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

KENNEDY FUNDING, INC.,)	
)	
Plaintiff,)	
)	
v.)	No. 07 CH 24487
)	
94TH AVENUE PARTNERS, LLC, et al.;)	
)	
Defendants.)	

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

This cause comes to be heard on Plaintiff Kennedy Funding, Inc.'s ("Kennedy") Motion for Order Approving Report of Sale and Distribution, Confirming Sale, and Order for Possession. Due notice of said motion having been given, the Court having examined said report, and being fully advised in the premises, FINDS:

1. The mortgaged leasehold estate that is the subject of the matter captioned above is described as:

PARCEL 1: LOT 5 IN ORLAND COURT SUBDIVISION, A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ½ OF SECTION 15 TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1981 AS DOCUMENT 25811986 IN COOK COUNTY, ILLINOIS. PARCEL 2: THE RECIPROCAL AND NONEXCLUSIVE RIGHTS, PRIVILEGES, AND EASEMENTS, FOR THE BENEFIT OF PARCEL 1 ABOVE FOR INGRESS AND EGRESS PARKING OF VEHICLES, PASSAGE OF ACCOMMODATION OF PEDESTRIANS FOR CONSTRUCTION, ERECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF FOOTINGS, FOUNDATIONS, SUPPORTS AND WALLS, SIGNS, LIGHTS, ENTRANCE, DOORS, MARQUEES, CONORIES, OVERHANGS, OR OTHER IMPROVEMENTS OF LIKE NATURE, AND TO INSTALL, TIE INTO, USE, MAINTAIN, REPAIR, AND REPLACE UNDERGROUND UTILITY FACILITIES SUCH AS WATER, GAS, ELECTRIC AND TELEPHONE LINES, STORM AND SANITARY SEWER LINES, ALL FOR THE PURPOSES OF DEVELOPMENT AND CONSTRUCTION OR RECONSTRUCTION OF IMPROVEMENTS CREATED AND GRANTED AS

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APPURTENANCES TO PARCEL 1 ALL CREATED, DEFINED AND LIMITED BY THAT CERTAIN RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT DATED AUGUST 1, 1979 AND RECORDED NOVEMBER 7, 1979 AS DOCUMENT NUMBER 25230921 MADE BY AND BETWEEN AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 3557, WIEBOLDT STORES INC, MONTGOMERY WARD AND COMPANY, INC. AND MONTGOMERY WARD DEVELOPMENT CORPORATION, AS AMENDED BY THE AMENDMENT TO RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED MARCH 20, 1981 AS DOCUMENT NUMBER 25811985, AND AMENDED AND RESTATED RECIPROCAL CONSTRUCTION, OPERATION AND EASEMENT AGREEMENT RECORDED JULY 21, 1998 AS DOCUMENT NUMBER 98630610 AND FRINGE TRACTS AGREEMENT DATED AUGUST 1, 1979 AND RECORDED NOVEMBER 7, 1979 AS DOCUMENT NUMBER 25230922 AMONG THE SAME PARTIES OVER, UNDER, AND ACROSS THE LAND AS SHOWN ON EXHIBIT "A" AND KNOWN AS ORLAND COURT. EXCEPT THAT PART FALLING WITHIN PARCEL 1, IN COOK COUNTY, ILLINOIS. P. I. N. 27-15-100-016-0000. Commonly known as 15200 South 94th Avenue, Orland Park, IL 60462

2. The periods of redemption and reinstatement expired without same having been made.
3. This Court has personal jurisdiction over those defendants who are personally liable to the Plaintiff for the deficiency from said sale.
4. All notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1507(c)) were given.
5. The sale of the leasehold estate was fairly and properly made.
6. Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;
7. The successful bidder – here Plaintiff Kennedy Funding, Inc. – is entitled to a deed of conveyance and possession of the mortgaged leasehold estate in the name of its assign, Orland Park 152 Associates, LLC; and
8. Justice was done.

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IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED THAT:

1. The sale of the mortgaged leasehold estate involved herein, and the Report of Sale and Distribution filed by Kennedy are thereby approved, ratified and confirmed.
2. Kennedy's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are hereby approved, ratified and confirmed.
3. The proceeds of said sale were insufficient to satisfy the judgment; and
4. There shall be a money judgment in favor of Plaintiff Kennedy and against Defendant Jeffrey Carrosi in his individual capacity, entered in the sum of (\$1,631,721.42), for the aforementioned deficiency, in accordance with the Judgment of Foreclosure and Judicial Sale entered by this Court in this matter on June 18, 2008.
5. The requirements having been met pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1509(a)), the Selling Officer is directed to execute and deliver to Kennedy's assign, Orland Park 152 Associates, LLC, a deed sufficient to convey title.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED AS FOLLOWS:

6. The Deed to be issued to Orland Park 152 Associates, LLC hereunder is a transaction that is exempt from all transfer taxes either state or local and the Cook County Recorder of Deeds is ordered to permit immediate recordation of the Judicial Sale Deed issued hereunder without any exemption stamps.
7. Kennedy or its assign are entitled to and shall have possession of the mortgaged leasehold estate upon entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1701).

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8. In the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than 30 days from the entry of this Order, any and all defendants from the mortgaged leasehold estate commonly known as 15200 South 94th Avenue, Orland Park, IL 60462 without further Order of Court.

9. A copy of this Order shall be mailed to the borrowers at their last known address within seven (7) days.

Entered:

Judge Lisa R. Curcio

Circuit Court 10/24

Judge Lisa R. Curcio

Order Prepared By:
SCANDAGLIA & RYAN
55 East Monroe Street, Suite 3930
Chicago, Illinois 60603
Telephone: (312) 580-2020
Facsimile: (312) 782-3806
Firm I.D. No. 43575

Property of Cook County Clerk's Office

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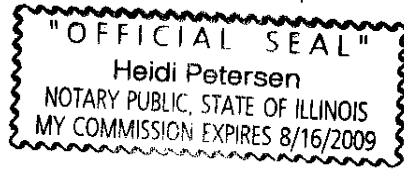
STATEMENT BY GRANTOR AND GRANTEE

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 November 24, 2008

Signature: [Handwritten Signature]
Grantor or Agent
KENNEDY FUNDING, INC.

Subscribed and sworn to before me
By the said AGENT OF GRANTOR
This 24th day of November, 2008
Notary Public [Handwritten Signature]

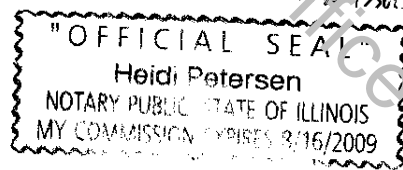


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 24, 2008

Signature: [Handwritten Signature]
Grantee or Agent
ORLAND PARK RE ASSOCIATES, LLL

Subscribed and sworn to before me
By the said AGENT OF GRANTEE
This 24th day of NOVEMBER, 2008
Notary Public [Handwritten Signature]



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.)