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Cook County Recorder of Deeds
Date: 04/01/2010 10:51 AM Pg: 1 of 4

315
Memorandum of Judgment

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

BUSINESS LOAN CENTER, LLC, a limited liability company, as successor in interest to BUSINESS LOAN CENTER, INC.,)

Plaintiff,)

v.)

Case No. 07 CH 00074)

VITANGI, INC., ALPESH PATEL, SURESH PATEL, JAGRUTI PATEL, UNKNOWN OWNERS and NON-RECORD CLAIMANTS,)

Defendants,)

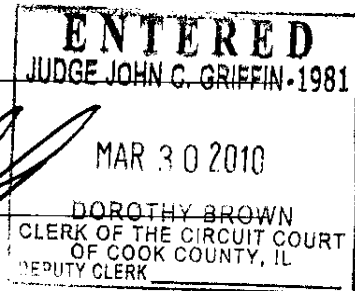
Calendar 52)

MEMORANDUM OF JUDGMENT

On June 12, 2009, a judgment was entered in the Circuit Court of Cook County, County Department - Chancery Division in Case No. 2007 CH 00074 in the amount of \$702,086.78 and in favor of BUSINESS LOAN CENTER, LLC, and against Defendant ALPESH PATEL whose address is 687 Legends Drive, Carol Stream, Illinois 60188 with interest to accrue thereafter at the statutory rate.

Entered: 3-30-10

Judge:



Name: Chuhak & Tecson, P.C.
Attorney for: Plaintiff
Address: 30 S. Wacker Drive Suite 2600
City: Chicago, Illinois 60606
Telephone: (312) 444-9300
Attorney ID: 70693

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BUSINESS LOAN CENTER, LLC, a limited liability company, as successor in interest to BUSINESS LOAN CENTER, INC.,)
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Plaintiff,)

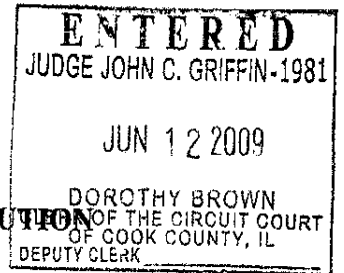
v.)

Case No. 07 CH 00074

VITANGL INC., ALPESH PATEL, SURESH PATEL, JAGRUTI PATEL, UNKNOWN OWNERS and NON-RECORD CLAIMANTS,)
)
)
)

Defendants,)

Calendar 52



ORDER APPROVING REPORT OF SALE AND DISTRIBUTION

This cause comes to be heard on Plaintiffs 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:

LOTS 1, 2, 3, 4, AND 5 IN CAHILL'S SUBDIVISION OF LOT 9 IN SCHOOL TRUSTEE SUBDIVISION OF THE NORTH PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 300 ^{South} West Cicero Avenue, Chicago, Illinois 60644

P.I.N. Numbers: 16-16-215-032; 16-16-215-033; 16-16-215-034; and 16-16-215-035

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

That all notices required by 735 ILCS 511 5-1 507(c) were given;

That said 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 of Foreclosure and Sale; and

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IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is a commercial property;

that the real property described herein was last inspected by movants, its insurers, investors or agents on March 30, 2009;

That justice was done.

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by The Judicial Sales Corporation is hereby approved, ratified, and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

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;

That there shall be an IN PERSONAM deficiency judgment entered in the sum of \$702,086.78 with interest thereon as provided by statute against the defendants Vitangi, Inc., Alpesh Patel, Suresh Patel and Jagruti Patel;

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 successful bidder or its assigns and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, The Judicial Sales Corporation shall execute and deliver to the successful bidder or assignee a deed sufficient to convey title.

IT IS FURTHER ORDERED:

That the successful bidder is entitled to and shall have possession of the premises as of a date 30 days after entry of this Order, without further Order of Court, as provided in 735 ILCS 5-15-1701;

That the Sheriff of Cook County is directed to evict and dispossess Vitangi, Inc., Alpesh Patel, Suresh Patel and Jagruti Patel from the premises commonly known as 300 South Cicero Avenue, Chicago, Illinois 60644; and

IT IS FURTHER ORDERED that the Deed to be issued hereunder is a transaction that is exempt

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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 sent via regular mail to all defendants within 7 days hereafter.

Date: _____

Judge: _____

<p>ENTERED JUDGE JOHN C. GRIFFIN-1981</p>
<p>JUN 12 2009</p>
<p>DOROTHY BROWN CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL DEPUTY CLERK</p>

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 Attorney Code. 70693

Property of Cook County Clerk's Office