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Doc#: 1011034107 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/20/2010 03:25 PM Pg: 1 of 5

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Above Space for Recorder's Use Only

**SHERIFF'S DEED**

Sheriff's No. 090298-001F

**THE GRANTOR**, Sheriff of Cook County, Illinois, pursuant to and under authority conferred by the provisions of a decree and/or judgment entered by the Circuit Court of Cook County, Illinois, on **October 13, 2009**, in **Case No. 2009 CH 16658** entitled **First Bank of the Americas, S.S.B., VS. Jose C. Nunez, Virginia Nunez, City of Chicago, Jose T. Nunez d/b/a Nunez Auto Supplies, Unknown Tenant(s) residing at 3101-03 W. 63<sup>rd</sup> Street, Chicago, Illinois 60629, Unknown Owners and Non-Record Claimants** and pursuant to which the land hereinafter described was sold at public sale by said grantor on December 1, 2009, from which sale no redemption has been made as provided by statute, hereby conveys to **First Bank of the Americas, S.S.B.**, the holder of the Certificate of Sale, the following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever:

LOT 1 IN BLOCK 3 IN EAST CHICAGO LAWN, BEING J. A. CAMPBELL'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 3101-03 W. 63<sup>rd</sup> Street  
Chicago, Illinois 60629

P.I.N.: 19-24-101-008-0000

DATED this \_\_\_\_\_ day of FEB 04 2010, 2010.

**THOMAS J. DART**  
**SHERIFF OF COOK COUNTY, ILLINOIS**

By: Agt. Dale L. Worio #1002  
Deputy Sheriff

State of Illinois )  
Cook County )

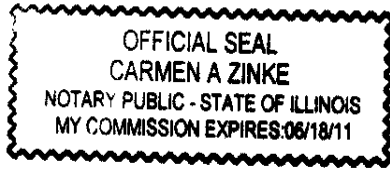
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I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO  
HEREBY CERTIFY THAT SALVATORE ALOISIO, personally known to me to  
be the same person whose name as Deputy Sheriff of Cook County, Illinois is subscribed to  
the foregoing instrument, appeared before me this day in person, and acknowledged  
he/she signed and delivered the said instrument as his/her free and voluntary act as such  
Deputy Sheriff, for the uses and purposes herein set forth.

Given under my hand and official seal,  
this   FEB 04   day of   2010  , 2010

Commission expires \_\_\_\_\_

*Carmen A Zinke*  
NOTARY PUBLIC



**Address of Grantee/Please remit tax bills to.**

Attn.: John A. Novatny  
First Banks, Inc.  
11901 Olive Blvd.  
St. Louis, MO 63141-6736

This transfer of property is exempted from the payment of any real estate  
transfer tax pursuant to 35 ILCS 200/31-45(L).

*Donna Rizzuto* 2/2/10  
Donna Rizzuto, Attorney  
for Plaintiff and First Bank of the Americas, S.S.B.

**Prepare by/Mail and return to:**

Donna Rizzuto  
Howard and Howard Attorneys, PLLC  
200 South Michigan Avenue, Ste. 1100  
Chicago, IL 60604  
(312) 372-4000

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

First Bank of the Americas, S.S.B.,	)	
	)	
Plaintiff	)	
v.	)	
	)	
Jose T. Nunez; Virginia Nunez; City of	)	Case No.: 09 CH 16658
Chicago; Jose T. Nunez d/b/a Nunez Auto	)	
Supplies; Unknown Tenant(s) residing at 3101-	)	
03 W. 63 <sup>rd</sup> Street, Chicago, Illinois 60629;	)	
Unknown Owners and Non-Record Claimants,	)	
Defendants.	)	

### ORDER CONFIRMING SALE

This cause coming to be heard on Plaintiff's motion for the entry of an order approving the Report of Sale and Distribution and confirming the sale of the mortgaged real estate that is the subject of the matter of the cause captioned above, and an order for a deficiency judgment against Jose T. Nunez and Virginia Nunez, due notice been given and the Court fully advised;

#### **IT IS HEREBY ORDERED:**

That the real property that is the subject matter of the foreclosure count in the above captioned cause is legally described as:

LOT 1 IN BLOCK 3 IN EAST CHICAGO LAWN, BEING J. A. CAMPBELL'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 3101-03 W. 63<sup>rd</sup> Street, Chicago, Illinois 60629

P.I.N.: 19-24-101-008-0000

The real property that is the subject matter of this proceeding is a multi-unit commercial property.

The real property was last inspected by movant or movant's agent on December 14, 2009.

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

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1. That the period of redemption was waived in the Mortgage and the right of reinstatement expired without same having been made.
2. That this Court obtained personal jurisdiction over Jose T. Nunez and Virginia Nunez for the deficiency from the sale as said Defendants;
3. That all notices required by section 1507(c) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1507(c) were given;
4. That said sale was fairly and properly made;
5. That Sheriff or Sale Officer, hereinafter "Sale Officer" has in every respect proceeded in accordance with the terms of this Court's Judgment;
6. That the successful bidder, First Bank of the Americas, S.S.B., is entitled to a deed of conveyance and possession of the mortgage real estate; and that justice was done.

### IT IS THEREFORE ORDERED:

1. That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer, is hereby 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 advances, fees, and costs arising between the entry of Judgment of Foreclosure and Sale and the date of sale as stated in the Report of Sale, are ratified and confirmed.
4. That the proceeds of said sale were insufficient to satisfy the judgment and judgment was entered in favor of First Bank of the Americas, S.S.B. against Jose T. Nunez and ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~, in the amount of ~~(\$67,553.12)~~ ~~\_\_\_\_\_~~ ~~\_\_\_\_\_~~ \$55,966.18.
5. That upon confirmation herein and upon request by the successful bidder, First Bank of the Americas, S.S.B., and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1509(a)), the Selling Officer shall execute and deliver to the successful bidder, a deed sufficient to convey title for the Property described in this order.

### IT IS FURTHER ORDERED:

1. That the Deed to be issued to First Bank of the Americas, S.S.B. 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 exemptions stamps;
2. That the successful bidder, First Bank of the Americas, S.S.B., was previously granted possession of the mortgaged real estate on October 13, 2009.
3. That 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: Jose T. Nunez and Virginia Nunez, without further order of Court.
4. No occupants other than individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

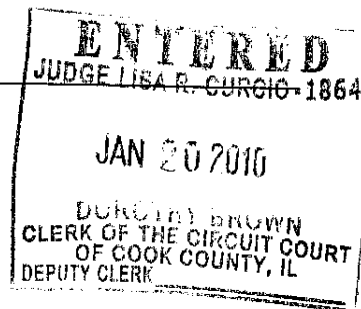
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5. A copy of this Order shall mailed to borrower(s) at his/her last known address within seven days of the entry of this Order.

ENTER:

Judge

DATE:



Donna Rizzuto  
STATMAN HARRIS & EYRICH, LLC  
200 W. Madison, Suite 3820  
Chicago, IL 60606  
312-263-1070  
Attorney No.: 38884

Property of Cook County Clerk's Office