



Doc#: 1018139002 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/30/2010 03:48 PM Pg: 1 of 4

After Recording Mail To:
Tonya M. Parravano, Esq.
Crowley Barrett & Karaba, Ltd.
20 South Clark Street, Suite 2310
Chicago, IL 60603

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

FIRST BANK, a Missouri state bank,)
)

Plaintiff,)

v.)

ANDRE BROWN, CHICAGO TITLE LAND TRUST)
COMPANY, as Trustee under that certain Trust)
Agreement dated March 27, 2003 and known as Trust)
Number 1111805, UNKNOWN OWNERS and NON-)
RECORD CLAIMANTS,)

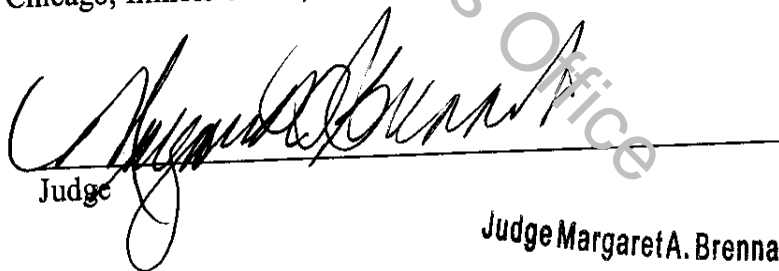
Defendants.)

Case No. 09 CH 06660

Calendar 62 -- Judge Brennan (2808)

MEMORANDUM OF JUDGMENT

On March 2, 2010, judgment was entered by this Court in favor of Plaintiff, FIRST BANK, a Missouri banking corporation, and against Defendant, ANDRE BROWN, whose address is 1108 West 102nd Street, Chicago, Illinois 60643, in the amount of \$2,043,313.76, plus costs of suit.


Judge

Judge Margaret A. Brennan

Prepared By:
Tonya M. Parravano (No. 44193)
Attorney for Plaintiff
Crowley Barrett & Karaba, Ltd.
20 South Clark Street, Suite 2310
Chicago, Illinois 60603-1802
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JUN 29 2010
Circuit Court-1846

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FILED - CH

CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, ILLINOIS

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

10 MAR -3 PM 2: 57

FIRST BANK, a Missouri state bank,

Plaintiff,

v.

ANDRE BROWN, CHICAGO TITLE LAND TRUST
COMPANY, as Trustee under that certain Trust
Agreement dated March 27, 2003 and known as Trust
Number 1111805, UNKNOWN OWNERS and NON-
RECORD CLAIMANTS,
Defendants.

)
CLERK
DOROTHY BROWN

)
Case No. 09 CH 06660

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION AND ORDER FOR POSSESSION

This matter coming before the Court for hearing on the Plaintiff's Motion for Order Approving Sale and Distribution and for Order of Possession and the Court, finding due notice of this hearing has been given to all parties entitled to such notice, having examined the Sheriff's Report of Sale and Distribution, and being duly advised in the premises, FINDS:

1. Thomas J. Dart, Sheriff of Cook County, has proceeded in due form of law and in accordance with the terms of the Judgment of Foreclosure entered herein.
2. A notice required in accordance with 735 ILCS 5/15-1507(c) was given.
3. The terms of the sale were fair and not unconscionable.
4. The sale was conducted fairly and without fraud.
5. Justice was done by the sale.
6. All redemption and reinstatement periods have expired without redemption or reinstatement having been made.

IT IS THEREFORE ORDERED:

A. Said Sheriff's Report of Sale and Distribution is approved and said sale is confirmed;

B. The Sheriff of Cook County will execute a deed to the holder of the certificate of sale, or its nominee, at this time sufficient to convey title pursuant to 735 ILCS 5/15-1509(a);

C. A municipality or county with concerns about the property can contact the holder of the certificate of sale at First Bank 1699 Well Street

Suite 500, *61056* at telephone number
UNOFFICIAL COPY
(347) 690-9120.

D. The successful bidder FIRST BANK, or its nominee, shall be entitled to immediate possession of the premises which are the subject of this matter. In the event possession is withheld, the Sheriff is directed to dispossess the named defendants in this matter and any unknown occupants claiming through them, from the subject premises;

E. A personal deficiency judgment is entered in favor of FIRST BANK and against ANDRE BROWN the amount of \$2,043,313.76; and

F. Plaintiff shall mail a copy of this Order to Andre Brown, at his last known address within seven (7) days after the date of this Order.

G. There is no just reason for delaying enforcement or appeal of this Order.

ENTER:

Judge

Judge Margaret A. Brennan

MAR 02 2010

Circuit Court-1846

March 2
Dated: February _____, 2010

Prepared By:
Tonya M. Parravano, Esq. (No. 44193)
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EXHIBIT B

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 4, IN BLOCK 31 IN WASHINGTON HEIGHTS SUBDIVISION OF THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 49 TO 51. (EXCEPT THE NORTH 20 FEET OF LOT 51 TAKEN AT RIGHT ANGLE TO THE NORTHERLY LINE OF SAID LOT 51 DEDICATED FOR PUBLIC ALLEY) IN BLOCK 1 IN THE AFORESAID WASHINGTON HEIGHTS SUBDIVISION, TOGETHER WITH THE VACATED ALLEY LYING SOUTHERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER OF SAID LOT 49 TO A POINT OF THE WESTERLY LINE OF SAID LOT 51 (20 FEET SOUTH MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 51) ALSO LYING EASTERLY OF THE AFORESAID LOTS 1, 2, AND 49 WESTERLY OF AFORESAID PART OF LOT 51, SOUTHERLY AND WESTERLY OF AFORESAID LOT 50 AND WESTERLY OF THE WESTERLY LINE OF SOUTH VINCENNES AVENUE IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 52 TO 58 IN BLOCK 1 IN THE WASHINGTON HEIGHTS SUBDIVISION OF THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 10200-10244 S. Vincennes Ave.
Chicago, Illinois

Property Tax Identification Nos:
25-08-308-049-0000
25-08-308-079-0000
25-08-308-080-0000
25-08-308-081-0000
25-08-308-082-0000
25-08-308-083-0000
25-08-308-095-0000
25-08-308-096-0000