

# UNOFFICIAL COPY

## Memorandum of Judgment

IN THE CIRCUIT COURT OF  
COOK COUNTY, ILLINOIS

American Chartered Bank,

*Plaintiff,*

v.

Thomas Kaput, L&N Real Estate  
Development, LLC, et al.,

*Defendants.*



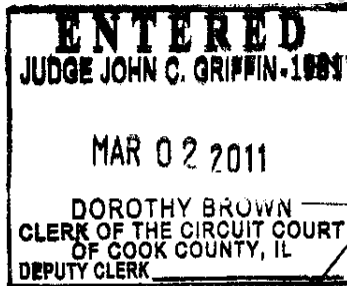
Doc#: 1106218051 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/03/2011 03:31 PM Pg: 1 of 9

Recorder's Stamp

No. 09 CH 15974

## MEMORANDUM OF JUDGMENT

On February 18, 2011 judgment was entered in this court in favor of the plaintiff, American Chartered Bank, and against defendant, Thomas Kaput, whose address is 2113 Ambry Court, Lynwood, Illinois 60411 in the amount of \$92,156.12.



*[Handwritten Signature]*  
JUDGE

*[Handwritten: 2-11 Office]*

**Name:** FUCHS & ROSELLI, LTD.  
**Attorney for:** Plaintiff  
**Address:** 440 W. Randolph Street, Suite 500  
**City:** Chicago, IL 60606  
**Telephone:** (312) 651-2400  
**Atty No.:** 18573

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

**UNOFFICIAL COPY****IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT- CHANCERY DIVISION  
MORTGAGE FORECLOSURE****AMERICAN CHARTERED BANK,***Plaintiff,*

vs.

**NO. 09 CH 15974****THOMAS KAPUT, an Individual, L&N REAL ESTATE  
DEVELOPMENT, LLC, an Illinois Limited Liability  
Company, BASTILE DEVELOPMENT, LLC, an Illinois  
Limited Liability Company, BRANN NEW DOOR, INC.,  
an Illinois Corporation, ROY ERIKSON OUTDOOR  
MAINTENANCE, INC., an Illinois Corporation, and  
UNKNOWN OWNERS, HEKS, LEGATEES, and  
NON-RECORD CLAIMANTS,***Defendants.***ORDER APPROVING REPORT OF SALE AND DISTRIBUTION,  
CONFIRMING SALE AND ORDER OF POSSESSION**

This cause coming to be heard on the motion of Plaintiff, American Chartered Bank, by and through its attorneys Fuchs & Roselli, Ltd., and to confirm the Sheriff's Report of Sale and Distribution filed by the Sheriff of Cook County, Illinois, due notice having been given, and the Court having examined said Report and being fully advised in the premises;

**THE COURT FINDS THAT:**

- A. The Sheriff has proceeded in due form of law and in accordance with the terms of the Judgment of Foreclosure previously entered herein, and that the Sale was conducted pursuant to the Notice of Sale, which was proper in form and published pursuant to the requirements of applicable law;
- B. The terms of the sale were fair and reasonable;
- C. The sale was conducted fairly and without fraud;

**IT IS THEREFORE ORDERED AND ADJUDGE BY THE COURT:**

1. The real property which is the subject of this foreclosure action is described as follows:

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See Legal Description attached hereto as Exhibit A.

2. The Sheriff's Report of Sale and Distribution is approved and the sale is confirmed. The distribution of proceeds as outlined in the Sheriff's Report of Sale and Distribution is approved and confirmed. The mortgagee's advances, fees, and costs arising between the entry of the Judgment of Foreclosure and the date of Sale are approved, ratified and confirmed.
3. The Sheriff of Cook County shall issue a Certificate of Sale describing the real estate purchased and the amount paid therefore.
4. The Sheriff of Cook County shall also execute and deliver, pursuant to 735 ILCS 5/15-1509, to the successful bidder a deed sufficient to convey title.
5. The purchaser is entitled to and awarded possession of the premises commonly known as Lots 82 and 88 in Ambry Estates, Lynwood, Illinois 60411 as of a date thirty (30) days from the entry of this Order. The property consists of two vacant lots. Plaintiff last inspected the property on February 17, 2011.
6. As of the date thirty (30) days from the entry of this Order, the Sheriff of Cook County is directed to proceed to eject and remove Thomas Kaput from possession of the premises commonly known as Lots 82 and 88 in Ambry Estates, Lynwood,, Illinois, and that said sheriff of Cook County put the purchaser in full and complete possession of said premises.
7. The Sheriff of Cook County shall immediately turn over the surplus funds to the Clerk of the Circuit Court of Cook County, Illinois.
8. The counsel for Plaintiff, or if there is no counsel for plaintiff, the Plaintiff shall notify the mortgagor in a cover letter of the existence of surplus funds, if any. The cover letter shall specify that the funds may be obtained upon presentation to the Presiding Judge, in Room 2403 of the Richard J. Daley Center, of a Petition for Turnover of Surplus Funds. A copy of the current Petition Form shall be included in the mailing.
9. That any special right to redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire thirty (30) days after the entry of this Order.
10. Plaintiff(s) is/are entitled to a personal deficiency judgment in the amount of \$92,156.12.
11. No other occupants other than the individuals named in this Order of Possession may be evicted without a Supplemental Order of Protection or an appropriate Order from the Forcible Entry and Detainer Court.
12. The counsel for Plaintiff, or if there is no counsel for plaintiff, the Plaintiff shall mail a copy of this Order to all defendants of record in this matter within seven (7) days of entry.

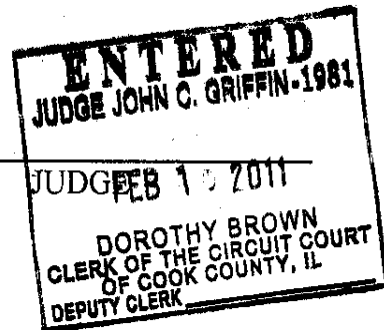
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- 13. There is no just cause for delay in the enforcement of or appeal from this Order.
- 14. The Municipality or County may contact the below with concerns about the premises commonly known as Lots 82 and 88 in Ambry Estates, Lynwood, Illinois:

Joseph Plahm  
 Second Vice President  
 American Chartered Bank  
 4685 Winfield Road  
 Warrenville, IL 60555  
 (630) 579-7965

DATE: \_\_\_\_\_

ENTERED: \_\_\_\_\_



Richard C. Perna  
 Leah Wardak  
 Fuchs & Roselli, Ltd.  
 440 W. Randolph Street  
 Suite 500  
 Chicago, Illinois 60606  
 (312) 651-2400  
 Atty. No. 18573

Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description

LOTS 82, AND 88 IN AMBRY ESTATES, BEING PART OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS: 32-12-206-002-0000 AND  
32-12-206-008-0000.

COMMONLY KNOWN AS: LOTS 82 AND 88 IN AMBRY ESTATES,  
LYNWOOD, ILLINOIS 60411.

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

**AMERICAN CHARTERED BANK,**

*Plaintiff,*

vs.

**NO. 09 CH 15974**

**THOMAS KAPUT, an Individual, L&N REAL ESTATE DEVELOPMENT, LLC, an Illinois Limited Liability Company, BASTIE DEVELOPMENT, LLC, an Illinois Limited Liability Company, BRANN NEW DOOR, INC., an Illinois Corporation, ROY ERIKSON OUTDOOR MAINTENANCE, INC., an Illinois Corporation, and UNKNOWN OWNERS, HEIRS, LEGATEES, and NON-RECORD CLAIMANTS,**

*Defendants.*

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

This cause coming to be heard on the motion of Plaintiff, American Chartered Bank, by and through its attorneys Fuchs & Roselli, Ltd., and to confirm the Sheriff's Report of Sale and Distribution filed by the Sheriff of Cook County, Illinois, due notice having been given, and the Court having examined said Report and being fully advised in the premises;

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 Second Vice President  
 American Chartered Bank  
 4685 Winfield Road  
 Warrenville, IL 60555  
 (630) 579-7965

DATE: \_\_\_\_\_

ENTERED: \_\_\_\_\_

<p><b>ENTERED</b>          JUDGE JOHN C. GRIFFIN-1981</p> <p>MAR 02 2011</p> <p>DOROTHY BROWN          CLERK OF THE CIRCUIT COURT          OF COOK COUNTY, IL          DEPUTY CLERK</p>
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Richard C. Perna  
 Leah Wardak  
 Fuchs & Roselli, Ltd.  
 440 W. Randolph Street  
 Suite 500  
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