

# UNOFFICIAL COPY

## SPECIAL COMMISSIONER'S DEED



Doc#: 1108318080 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/24/2011 04:15 PM Pg: 1 of 5

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Special Commissioner and a Judgment entered by the United States District Court, for the Northern District of Illinois, Eastern Division on October 14, 2010, in Case No. 10 C 4314, entitled SOVEREIGN BANK, vs. INLAND BANK AND TRUST, F/K/A/ AMERIMARK BANK, AS TRUSTEE UNDER TRUST NO. 01-522, et al, and pursuant to which the premises hereinafter

described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on January 12, 2011, does hereby grant, transfer, and convey to **PBE Companies, LLC, by assignment** the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:

The North 27 feet of Lot 20 in the Chicago Title and Trust Company's subdivision of the East 30 acres of the West 1/2 of the Northeast 1/4 of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

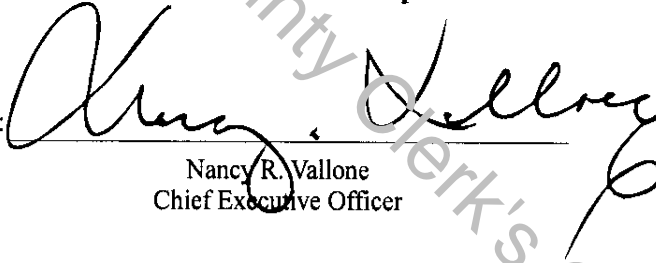
Commonly known as 2402 CLARENCE AVENUE, Berwyn, IL 60402

Property Index No. 16-30-218-019-0000

Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 23rd day of March, 2011.

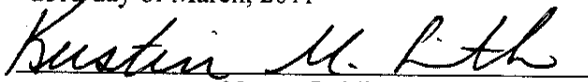
**The Judicial Sales Corporation**

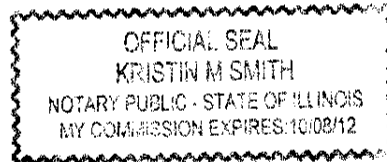
By:

  
Nancy R. Vallone  
Chief Executive Officer

State of IL, County of COOK ss, I, Kristin M Smith, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, and Special Commissioner appointed herein, appeared before me this day in person and acknowledged that he/she signed and delivered the said Deed as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal on this  
23rd day of March, 2011

  
Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650.

Exempt under provision of Paragraph 2, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-

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Judicial Sale Deed

45).  
3/24/11  
Date

  
\_\_\_\_\_  
Buyer, Seller or Representative

Grantor's Name and Address:

**THE JUDICIAL SALES CORPORATION**  
One South Wacker Drive, 24th Floor  
Chicago, Illinois 60606-4650  
(312)236-SALE

Grantee's Name and Address and mail tax bills to:

PBE Companies, LLC, by assignment  
One Financial Plaza - 4th Floor  
Providence, RI, 02903

Contact Name and Address:

Contact: Manuel J. Vales, IV  
Address: One Financial Plaza - 4th Floor  
Providence, RI 02903  
Telephone: (401) 752-1002

Mail To:

THE LAW OFFICE OF WILLIAM J. FACTOR, LTD.  
105 W. MADISON STREET, SUITE 400  
Chicago, IL, 60602  
(312) 629-2031  
Att. No.  
File No.

Property of Cook County Clerk's Office

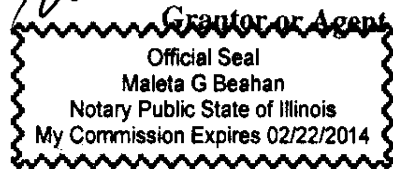
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## STATEMENT BY GRANTOR AND GRANTEE

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 March 24, 2011

Signature: *Wesley E Johnson*



Subscribed and sworn to before me  
By the said Wesley E Johnson  
This 24th day of March, 2011  
Notary Public Maleta Beahan

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 March 24, 2011, 2011

Signature: *Maleta Beahan*



Subscribed and sworn to before me  
By the said Wesley E Johnson  
This 24th day of March, 2011  
Notary Public Maleta Beahan

**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.)

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**IN THE UNITED STATES DISTRICT COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

SOVEREIGN BANK,	)	
	)	
Plaintiff,	)	
	)	10 C 4314
v.	)	
	)	
INLAND BANK AND TRUST, F/K/A/	)	
AMERIMARK BANK, AS TRUSTEE	)	
UNDER TRUST NO. 01-522,	)	
	)	
Defendant.	)	

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

This cause comes to be heard on Plaintiff's 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:

The North 27 feet of Lot 20 in the Chicago Title and Trust Company's subdivision of the East 30 acres of the West 1/2 of the Northeast 1/4 of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 2402 CLARENCE AVENUE, Berwyn, IL 60402

Property Index No. 16-30-218-019-0000.

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 5/15-1507(c) were given;

That said sale was fairly and properly made;

That the Judicial Sales Corporation, hereinafter "Special Commissioner", has in every respect proceeded in accordance with the terms of this Court's Judgment; and

That justice was done.

IT IS FURTHER ORDERED:

That the real property that is the subject matter of the instant proceeding is non-residential;

IT IS THEREFORE ORDERED:

That the sale of the premises involved herein and the Report of Sale and Distribution filed by the Special Commissioner are hereby approved, ratified, and confirmed;

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Case: 1:10-cv-04314 Document #: 5 Filed: 03/03/11 Page 2 of 2 PageID #:587

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 this Order are approved;

That there shall be an IN REM deficiency judgment entered in the sum of \$383,369.16 with interest thereon as by statute provided, against the subject property;

That upon request by the successful bidder, including any insurers, investors, and agents of Plaintiff and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Special Commissioner shall execute and deliver to the successful bidder a deed sufficient to convey title.

The Municipality of County may contact the person below with concerns about the real property:

Matthew Maiorino  
Sovereign Bank  
195 Montague Street  
Brooklyn, NY 11201  
(347)563-9355

IT IS FURTHER ORDERED:

Plaintiff is entitled to and shall have immediate possession of the premises as provided in 735 ILCS 5/15 – 1701;

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

The Plaintiff will not pursue collection on the note.

A copy of this order shall be sent via regular mail to all defendants within 7 days.

Date: 3/3/2011

ENTER:



Judge

Prepared by:  
THE LAW OFFICE OF  
WILLIAM J. FACTOR, LTD.  
105 WEST MADISON STREET, SUITE 1500  
CHICAGO, IL 60602  
(312) 629-2031