



Doc#: 1117103049 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/20/2011 03:52 PM Pg: 1 of 6

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Above Space for Recorder's Use Only

**SHERIFF'S DEED**

Sheriff's No.: 100378

**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 **November 23, 2010**, in **Case No. 2010 CH 27684** entitled **Harris N.A. VS Karen Chavers et al.** and pursuant to which the land hereinafter described was sold at public sale by said grantor on **February 24, 2011**, from which sale no redemption has been made as provided by statute, hereby conveys to **Harris N.A.**, 3800 Golf Road, Suite 300, Rolling Meadows, Illinois 60008, 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:

UNIT 920-3 IN 918-920 MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 14 FEET OF LOT 15 AND ALL OF LOT 16 IN BLOCK 2 IN RESUBDIVISION OF BLOCKS 4 AND 5 IN GIBBS, LADD & GEORGE'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030019457, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 920 MICHIGAN AVENUE  
EVANSTON, ILLINOIS 60202

P.I.N.: 11-19-223-028-1006

DATED this \_\_\_\_\_ day of JUN 14 2011, 2011.

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

By: *Robert J. [Signature]* 10801  
Deputy Sheriff

State of Illinois )

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)SS  
Cook County )

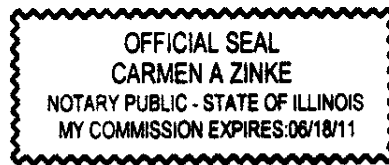
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Robert Inkelise 10801, personally known to me to be the same person whose name as Deputy Sheriff of Cook County, Illinois is subscribed to the foregoing instrument, appeared before me this day in 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 17 day of June, 2011

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

Carmen A. Zinke  
NOTARY PUBLIC

**Address of Grantee/Please remit tax bills to:**  
Attn.: John Duich  
Harris N.A.  
3800 Golf Road, Suite 300  
Rolling Meadows, IL 60008



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

[Signature]

Daniel Rubin, Attorney  
for Plaintiff and Harris N.A.

6-13-2011  
Dated

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

Daniel Rubin  
Howard and Howard Attorneys, PLLC  
200 S. Michigan Avenue, Ste. 1100  
Chicago, IL 60604  
(312) 372-4000

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*This is an attempt to collect a debt and any information obtained will be used for that purpose.*

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

Harris N.A.	)	
	)	
v.	)	
	)	
Karen Chavers; Angelo Chavers; 918-20 Michigan Avenue Condominium; The Board of Managers of 918-20 Michigan Avenue Condominium; Unknown Owners and Non Record Claimants,	)	Case No.: 2010 CH 27684
	)	
Defendants.	)	

**ORDER CONFIRMING SALE (ORDER APPROVING)  
AND ORDER OF POSSESSION**

This cause coming to be heard on Plaintiff's motion for entry of an order approving the Report of Sale and Distribution, an order confirming the sale of the mortgaged real estate that is the subject of the matter of the cause captioned above, for an order of possession against Karen Chavers and Angelo Chavers, and for entry of a deficiency judgment against Karen Chavers and Angelo Chavers, due notice been given and the Court fully advised:

**THE COURT FINDS that:**

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

UNIT 920-3 IN 918-920 MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THE NORTH 14 FEET OF LOT 15 AND ALL OF LOT 13 IN BLOCK 2 IN RESUBDIVISION OF BLOCKS 4 AND 5 IN GIBBS, LADD & GEORGE'S ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030019457, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 920 MICHIGAN AVENUE, EVANSTON, ILLINOIS 60202

P.I.N.: 11-19-223-028-1006 (hereinafter referred to as the "Property.")

2. That the period of redemption and the right of reinstatement expired without same having been made;

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3. That this Court obtained personal jurisdiction over Karen Chavers and Angelo Chavers for entry of a deficiency judgment against them.
4. That the court retains jurisdiction to determine the amount of deficiency judgment that shall be entered against Karen Chavers and Angelo Chavers.
5. That all notices required by section 1507(c) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1507(c)) were given;
6. That said sale was fairly and properly made;
7. That the Sheriff of Cook County, hereinafter "Sale Officer" has in every respect proceeded in accordance with the terms of this Court's Judgment;
8. That the successful bidder, Harris N.A., is entitled to a deed of conveyance and possession of the mortgage real estate; and that justice was done;
9. The address of Harris N.A. is c/o – John Duich, 3800 Golf Road, Suite 300, Rolling Meadows, Illinois 60008, and its phone number is (847) 434-2810;
10. That the real property that is the subject matter of this proceeding is a single family condominium unit.

**IT IS HEREBY ORDERED** that:

1. That the sale of the Property 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 Harris N.A.'s advances, fees and costs arising between the entry of Judgment of Foreclosure and Sale and the date and 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 an IN PERSONAM deficiency judgment is entered in favor of Harris N.A. and against Karen Chavers and Angelo Chavers, jointly and severally, in an amount of \$430,741.50;
5. That upon confirmation herein and upon request by the successful bidder, Harris N.A., 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 Harris N.A., a Deed sufficient to convey title to the Property;

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6. That the deed to be issued to Harris N.A., 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 exemption stamps;
7. That Harris N.A., is entitled to and shall have possession of the property no sooner than ~~30~~ <sup>60</sup> days from the entry of this Order, without further Order of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1701).
8. That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than ~~30~~ <sup>60</sup> days from entry of this Order, Karen Chavers and Angelo Chavers; (August 2, 2011)
9. No occupants other than Karen Chavers and Angelo Chavers may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court;
10. That any Special Right to Redeem, if applicable, pursuant to 735 ILCS 5/15-1604, shall expire thirty (30) days after entry of this order;
11. The last day of inspection done on the Property is March 28, 2011;
12. A copy of this Order shall be mailed to all named Defendants at their last known address within seven days of entry of this Court

ENTER: \_\_\_\_\_

Judge

ASSOC. JUDGE DARRYL B. SIMKO

JUN 03 2011

CIRCUIT COURT 1823

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

Daniel Rubin

HOWARD AND HOWARD ATTORNEYS, PLLC  
 200 South Michigan Avenue, Suite 1100  
 Chicago, IL 60604  
 (312) 372-4000  
 Firm ID: 46359

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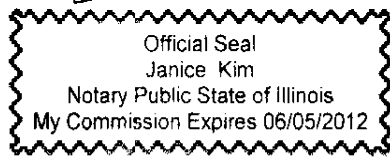
## STATEMENT BY GRANTOR AND GRANTEE

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 June 16, 2011

Signature: [Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Jane Hahn  
This 16<sup>th</sup> day of June, 2011  
Notary Public [Signature]

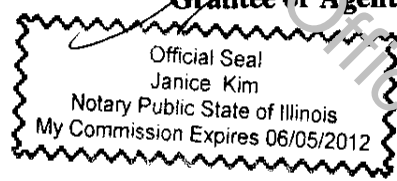


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 16, 2011

Signature: [Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Jane Hahn  
This 16<sup>th</sup> day of June, 2011  
Notary Public [Signature]



**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.)