

UNOFFICIAL COPY

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

UNITED CENTRAL BANK,

Plaintiff,

v.

JEFFERSON CAPITAL GROUP, INC., DEAN
REGAS, DIANE GOLDRING-NESBITT,
WESTERN SPRINGS NATIONAL BANK &
TRUST, UNKNOWN OWNERS AND
NONRECORD CLAIMANTS,

Defendants.



Doc#: 1121713048 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/05/2011 03:15 PM Pg: 1 of 4

No. 2009 CH 047167
No. 2009 L 006268
(consolidated)

FILED - 5
11 JUL 18 PM 2:40
CLERK

NOTICE OF SHERIFF'S SALE

PUBLIC NOTICE is hereby given that pursuant to a Judgment Of Foreclosure And Sale, made and entered by said Court on May 17, 2011 in the above entitled cause, Thomas J. Dart, Sheriff of Cook County, Illinois, will on August 17, 2011, at 12:00 noon in the hallway outside room 701 at the Richard J. Daley Center, Chicago, Illinois 60602, sell at public auction the following described premises and real estate mentioned in said Judgment:

Sheriff Sale Number: 110210

Common address: 925 Edgemere Court, Evanston, Illinois 60202

The Mortgage, Security Agreement and Fixture Filing described in the Verified Foreclosure Complaint and hereby foreclosed appears of record in the Cook County Recorder's Office, Cook County, Illinois as Document No. 0618118025, and was modified on June 28, 2007 and then again on March 26, 2008. The property herein referred and directed to be sold is legally described as follows:

UNOFFICIAL COPY

A PARCEL OR TRACT OF LAND LYING IN LOT 12 IN KNOX'S RESUBDIVISION OF BLOCK 6 IN GIBBS LADD AND GEORGE'S ADDITION TO EVANSTON, AND IN THE SOUTH ¼ OF THE SOUTH ¼ OF THE NORTHWEST FRACTIONAL ¼ (SOUTH OF LEE STREET) OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT A POINT IN THE EAST LINE OF EDGEWATER COURT 313 7 FEET (MEASURED ON THE EAST LINE) NORTHERLY FROM THE SOUTH LINE OF SAID ¼ SECTION, AND RUNNING THENCE WEST TO THE CENTER OF EDGEWATER COURT FOR A PLACE OF BEGINNING, RUNNING THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID EDGEWATER COURT ON THE CENTER LINE THEREOF 140 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID ¼ SECTION TO THE WATER LINE OF LAKE MICHIGAN AS IT EXISTS FROM TIME TO TIME WHEN FREE FROM DISTURBING CAUSES, THENCE SOUTHERLY ALONG SAID WATER LINE TO A POINT IN A LINE DRAWN EAST AND PARALLEL TO THE SOUTH LINE OF SAID ¼ SECTION AND 313 7 FEET NORTHERLY THEREFROM (MEASURED ON THE EAST LINE OF SAID EDGEWATER COURT), THENCE WEST TO THE PLACE OF BEGINNING, (EXCEPT FROM SAID DESCRIBED TRACT OF LAND THE WIDTH 70 FEET THEREOF) TOGETHER WITH RIPARIAN RIGHTS APPERTAINING TO SAID PARCEL OF LAND, IN COOK COUNTY, ILLINOIS

PIN 11-20-100-007-0000

PROPERTY ADDRESS 925 EDGEWATER COURT, EVANSTON, ILLINOIS

Sale shall be under the following terms:

The real estate shall be sold at public auction to the highest bidder for cash requirement payment not less than ten percent (10%) at the time of sale and the balance within twenty four (24) hours plus interest at the statutory judgment rate on any unpaid portion of the sale price from the date of sale to the date of payment. All payments of the amount bid shall be in cash or certified funds payable to the sheriff. In the event the bidder fails to comply with the terms of the purchase as required, then upon demand by the Plaintiff in a notice served on the sheriff and on the bidder, the funds submitted shall be forfeited to the Plaintiff or the Plaintiff has the option to have the property sold to the next highest bidder. In the event there is a third party bidder other than the Plaintiff, the sheriff shall obtain the name, address (other than a post office box), and telephone number of that bidder. Notice by regular mail to the address given by the bidder and to the officer conducting the sale shall be deemed to be sufficient notification by the Plaintiff to exercise its option to forfeit the funds. The subject property is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff. The Plaintiff or

UNOFFICIAL COPY

any of the parties to this cause may become the purchasers at such sale. If Plaintiff is the successful bidder at said sale, the amount due the Plaintiff, plus all costs, advances and fees together with interest incurred between entry of judgment and confirmation of sale shall be taken as a credit on its bid.

Premises will not be open for inspection.

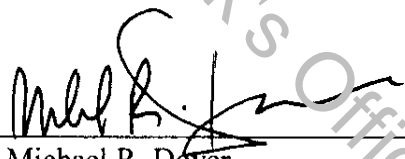
Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale which will entitle the purchaser to a Deed to the real estate after the confirmation of the sale.

For information contact: Michael R. Dover, Kelly Drye & Warren LLP, Plaintiff's Attorney, 333 West Wacker Drive, Suite 2600, Chicago, Illinois 60606, Tel. No. (312) 857-7087.

This is an attempt to collect a debt pursuant to the Fair Debt Collection Practices Act and any information obtained will be used for that purpose.

Dated: July 18, 2011

KELLEY DRYE & WARREN LLP


By: Michael R. Dover

KELLEY DRYE & WARREN LLP

333 West Wacker Drive, Suite 2600

Chicago, IL 60606

(312) 857-7087

Firm ID. 16633

UNOFFICIAL COPY

CERTIFICATE OF SERVICE

The undersigned, an attorney, hereby certifies that he caused a copy of the foregoing **Notice of Sheriff's Sale**, to be served on July 18, 2011, by first-class, U.S. Mail upon the following parties of record:

To: Diane Goldring-Nesbitt
1047 Forest Avenue
Evanston, Illinois 60202
Pro Se

Jerome Boyle
Alvin W. Block & Associates
33 N. LaSalle Street, Suite 3000
Chicago, Illinois 60602
*Attorney for Dean Regas
and Jefferson Capital Group, Inc.*

Western Springs National Bank & Trust
4456 Wolf Road
Western Springs, Illinois 60558

Arthur M. Holtzman
Lauren M. Waidzunus
Marc D. Janser
Pedersen & Houpt
161 North Clark Street, Suite 3100
Chicago, Illinois 60601
Intervenor



Michael R. Dover

FILED - 5
11 JUL 18 PM 2:41
CLERK

Property of Cook County Clerk's Office