

# UNOFFICIAL COPY

## JUDICIAL SALE DEED



Doc#: 1129418119 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2011 03:50 PM Pg: 1 of 5

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on January 24, 2011 in Case No. 10 CH 11784 entitled HARRIS N.A., AS SUCCESSOR VS. IVANKA

VIDOVICH, et al and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on May 26, 2011, does hereby grant, transfer and convey to Dearborn Street Holdings, LLC - Series 1 the following described real estate

situated in the County of Cook, State of Illinois, to have and to hold forever:

LOTS 8, 9, 10, AND 11 IN BLOCK 3 IN SAAGENT'S ADDITION TO CLYDE A SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS. P.L.N. 16-32-103-008-0000; 16-32-103-009-0000; 16-32-103-010-0000; AND 16-32-103-011-0000 Commonly known as 6101 WEST 31ST STREET, CICERO, IL 60804.

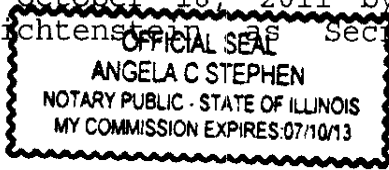
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this October 18, 2011.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest *Nathan H. Lichtenstein*  
Secretary

*Andrew D. Schusteff*  
President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on October 18, 2011 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.



*Angela C Stephen*  
Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.

Exempt under 35 ILCS 200/31-45(1) 10-2 October 18, 2011.

RETURN TO: Daniel Rubin  
Howard and Howard  
200 S. Michigan Ave, Ste 1100  
Chicago, IL 60604  
(312) 372-4000

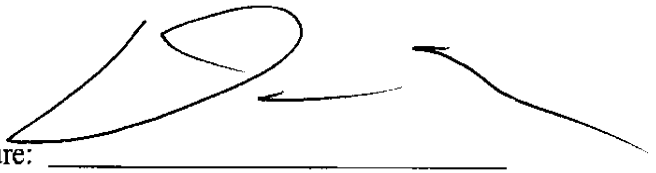
ADDRESS OF GRANTEE/MAIL TAX BILLS TO:  
Dearborn Street Holdings, LLC - Series I  
Colleen Hennessy  
111 W. Monroes, 19th Floor  
Chicago, IL 60603

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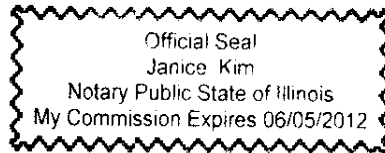
## STATEMENT BY GRANTOR AND GRANTEE

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 October 20, 2011

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Daniel Rubin  
This 20<sup>th</sup> day of October, 2011  
Notary Public Janice Kim

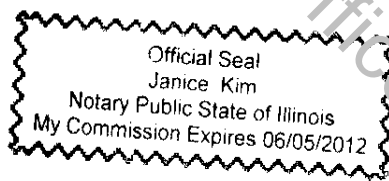


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 20, 2011

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Daniel Rubin  
This 20<sup>th</sup> day of October, 2011  
Notary Public Janice Kim



**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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*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., as successor in interest to Harris	)	
Trust and Savings Bank,	)	
	)	
Plaintiff,	)	
v.	)	
	)	
Midwest Graphite Co., Inc.; Town of Cicero,	)	Case No. : 2010 CH 11784
Ivanka Vidovich, the Internal Revenue Service	)	
of the United States of America, State of	)	
Illinois, Department of Labor, and Unknown	)	
Owners and Non-Record Claimants,	)	
	)	
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 Midwest Graphite Co., Inc. and Ivanka Vidovich, and for entry of a deficiency judgment against Midwest Graphite Co., Inc. and Ivanka Vidovich 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:

LOTS 8, 9, 10, AND 11 IN BLOCK 3 IN SARGENT'S ADDITION TO CLYDE A SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6101 W. 31<sup>st</sup> Street, Cicero, Illinois 60804.

P.I.N.: 16-32-103-008-0000; 16-32-103-009-0000; 16-32-103-010-0000;  
16-32-103-011-0000 (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 Midwest Graphite Co., Inc. and Ivanka Vidovich 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 Midwest Graphite Co., Inc. and Ivanka Vidovich.
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 selling officer has in every respect proceeded in accordance with the terms of this Court's Judgment;
8. That the successful bidder, BMO Harris Bank N.A., f/k/a Harris N.A., or its assignee, 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., or its assignee is c/o – Bill Mustafa, 111 W. Monroe, Chicago, Illinois 60603, and its phone number is (312) 461-2255;
10. That the real property that is the subject matter of this proceeding is a commercial building.

**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 the 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 BMO Harris Bank N.A., f/k/a Harris N.A., or its assignee and against Midwest Graphite Co., Inc. and Ivanka Vidovich, jointly and severally, in an amount of \$9,483.57;
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 BMO Harris Bank N.A., f/k/a Harris N.A., or its assignee a

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Deed sufficient to convey title to the Property;

6. That the deed to be issued to BMO Harris Bank N.A., f/k/a Harris N.A., or its assignee, 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 BMO Harris Bank N.A., f/k/a Harris N.A., or its assignee, is entitled to and shall have possession of the property no sooner than 30 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 days from entry of this Order, Midwest Graphite Co., Inc. and Ivanka Vidovich;
9. No occupants other than Midwest Graphite Co., Inc. and Ivanka Vidovich may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court;
10. The last day of inspection done on the Property is March 14, 2011;
11. 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

Judge Daniel P. ...

SEP 22 2011

Circuit Court 1932

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

Daniel Rubin

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