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Doc#: 1136303053 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/29/2011 04:20 PM Pg: 1 of 6

Above Space for Recorder's Use Only

SHERIFF'S DEED

Sheriff's No.: 110263

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 **August 1, 2011**, in **Case No. 2011 CH 3956** entitled **BMO Harris Bank N.A. VS Shanita Jamel Bean et al.** and pursuant to which the land hereinafter described was sold at public sale by said grantor on **November 2, 2011**, from which sale no redemption has been made as provided by statute, hereby conveys to **BMO Harris Bank 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:

PARCEL 1:

UNIT NUMBER 1 IN 3745 S. MICHIGAN AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 21 IN BLOCK 2 IN JOHN H. REA RECEIVER'S RESUBDIVISION OF LOTS 1, 2, 3, 16, 17, 18, 19 AND 20 IN BROWN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 25, 2006 AS DOCUMENT NUMBER 0629815090; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 0629815090.

Commonly known as: 3745 S. Michigan Avenue, #1, Chicago, Illinois 60653

P.I.N.: 17-34-323-070-1001

DATED this _____ day of DEC 23 2011, 2011.

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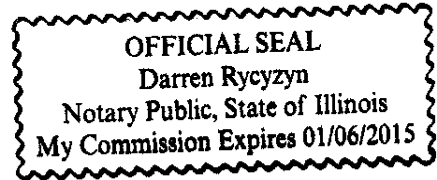
THOMAS J. DART
SHERIFF OF COOK COUNTY, ILLINOIS

By: *Robert D. Gelize* 10801
Deputy Sheriff

State of Illinois)
)SS
Cook County)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Robert Gelize 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 _____ day of DEC 23 2011, 2011



Commission expires 1/6/15

Darren Ryczyn
NOTARY PUBLIC

Address of Grantee/Please remit tax bills to:

Attn.: John Duich
BMO Harris Bank 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).

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

12-19-2011
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**

BMO Harris Bank N.A., f/k/a Harris N.A.,)	
)	
Plaintiff,)	
v.)	Case No.: 2011 CH 03956
Shanita Jamel Bean, a/k/a Shanita Bean; 3745)	
South Michigan Avenue Condo Association)	Property Address:
LLC; Unknown Spouse(s) of Shanita Jamel)	3745 S. Michigan Avenue, #1
Bean, a/k/a Shanita Bean, if any; and Unknown)	Chicago, Illinois 60653
Owners and Non-Record Claimants,)	
)	
Defendants.)	

AGREED

**ORDER CONFIRMING SALE (ORDER APPROVING),
ORDER OF POSSESSION AND AMENDMENT OF COMPLAINT**

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 Shanita Jamel Bean, a/k/a Shanita Bean, and for entry of a deficiency judgment against Shanita Jamel Bean, a/k/a Shanita Bean, due notice been given and the Court fully advised:

THE COURT FINDS that:

1. Plaintiff's Complaint is hereby amended on its face to reflect the name change of plaintiff from "Harris N.A." to "BMO Harris Bank N.A., f/k/a Harris N.A."
2. That the real property that is the subject matter of the foreclosure count in the above captioned cause is legally described as:

PARCEL 1:

UNIT NUMBER 1 IN 3745 S. MICHIGAN AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 21 IN BLOCK 2 IN JOHN H. REA RECEIVER'S RESUBDIVISION OF LOTS 1, 2, 3, 16, 17, 18, 19 AND 20 IN BROWN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 25, 2006 AS DOCUMENT NUMBER 0629815090; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 0629815090.

COMMONLY KNOWN AS: 3745 S. Michigan Avenue, #1, Chicago, Illinois 60653.

P.I.N.: 17-34-323-070-1001 (hereinafter referred to as the "Property.")

3. That the period of redemption and the right of reinstatement expired without same having been made;
4. That all notices required by section 1507(c) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1507(c)) were given;
5. That said sale was fairly and properly made;
6. That the Sheriff of Cook County, hereinafter "Sale Officer" has in every respect proceeded in accordance with the terms of this Court's Judgment;
7. That the successful bidder, BMO Harris Bank N.A., or its assignee is entitled to a deed of conveyance and possession of the mortgage real estate; and that justice was done;
8. The address of BMO Harris Bank N.A., or its assignee is c/o - John Duich, 3800 Golf Road, Suite 300, Rolling Meadows, Illinois 60008, and its phone number is (847) 434-2035;
9. 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 the BMO Harris Bank 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

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PERSONAM deficiency judgment is entered in favor of BMO Harris Bank N.A. and against ~~Shanita Jamel Bean, a/k/a Shanita Bean~~ in an amount of \$70,492.74;

5. That upon confirmation herein and upon request by the successful bidder, BMO Harris Bank 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 or its assignee a Deed sufficient to convey title to the Property;
6. That the deed to be issued to BMO Harris Bank 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 or its assignee is entitled to and shall have possession of the property no sooner than ⁷⁵ ~~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), *by agreement with defendant Attorney Fitzhull present in and participated in hearing*
8. That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than ~~30~~ ⁷⁵ days from entry of this Order, Shanita Jamel Bean, a/k/a Shanita Bean;
9. No occupants other than Shanita Jamel Bean, a/k/a Shanita Bean 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 October 6, 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

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.

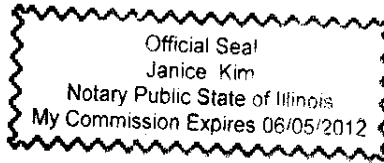
Dated December 29, 2011

Signature: _____



Grantor or Agent

Subscribed and sworn to before me
By the said Daniel Rubin
This 29th day of December, 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.

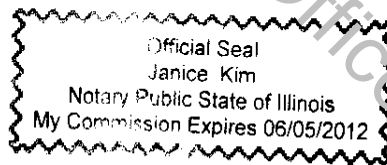
Date December 29, 2011

Signature: _____



Grantee or Agent

Subscribed and sworn to before me
By the said Daniel Rubin
This 29th day of December, 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.)