

# UNOFFICIAL COPY



Doc#: 1200916081 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2012 04:31 PM Pg: 1 of 7

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Above Space for Recorder's Use Only

## SHERIFF'S DEED

Sheriff's No.: 110259

**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 **July 28, 2011**, in **Case No. 11 CH 12440** entitled **BMO Harris Bank N.A. VS Pedro Arreola et al.** and pursuant to which the land hereinafter described was sold at public sale by said grantor on **November 15, 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 "C" IN BUILDING 5 IN INVERRARY WEST PHASE II CONDOMINIUM AS DELINEATED ON A SURVEY OF PLATS OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A UNITED STATES CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 11, 1983 AND KNOWN AS TRUST NUMBER 57558, RECORDED OCTOBER 25, 1983 AS DOCUMENT NUMBER 26834625, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY A DECLARATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 24746034, AS AMENDED BY DOCUMENT NUMBER 25880238, AND AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENT DATED OCTOBER 20, 1983 AND RECORDED OCTOBER 25, 1983 AS DOCUMENT NUMBER 26834626, AND AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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Commonly known as: 1384 Inverrary Lane, Palatine, Illinois 60074

P.I.N.: 02-01-400-102-1095

DATED this \_\_\_\_\_ day of JAN 04 2012, 2012.

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

By: *Darren Ryczyn* 11153  
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 **Darren Ryczyn**, 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 JAN 04 2012, 2012

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

*Carmen A Zinke*  
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).

*[Signature]* 1-4-2012  
Daniel Rubin, Attorney Dated  
for Plaintiff and BMO Harris Bank N.A.

**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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TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

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COMMONLY KNOWN AS: 1384 Inverrary Lane, Palatine, Illinois 60074

P.I.N.: 02-01-400-102-1095 (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. 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

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Distribution;

3. That 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 PERSONAM deficiency judgment is entered in favor of BMO Harris Bank N.A. and against ~~Pedro Arreola and Maria Guadalupe Sanchez~~ in an amount of \$103,908.92; 
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 N.A., or its assignee a Deed sufficient to convey title to the Property;
6. That the deed to be issued to BMO Harris Bank 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., 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, Pedro Arreola, Maria Guadalupe Sanchez and Pedro Arreola and Maria Guadalupe Sanchez;
9. No occupants other than Pedro Arreola, Maria Guadalupe Sanchez and Pedro Arreola and Maria Guadalupe Sanchez 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 12, 2011;

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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

DEC 15 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

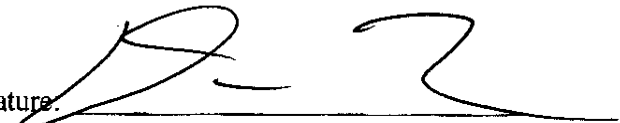
Property of Cook County Clerk's Office

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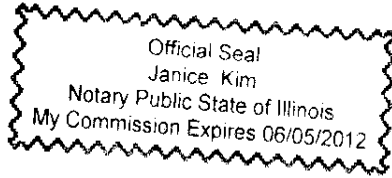
## STATEMENT BY GRANTOR AND GRANTEE

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 January 6, 2012


Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Daniel Rubin  
This 6<sup>th</sup> day of January, 2012  
Notary Public Janice Kim

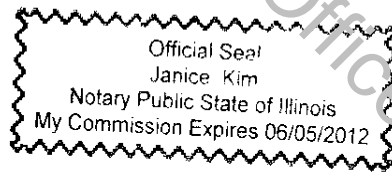


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 6, 2012

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Daniel Rubin  
This 6<sup>th</sup> day of January, 2012  
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.)