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Doc#: 1202416116 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/24/2012 04:33 PM Pg: 1 of 6

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Above Space for Recorder's Use Only

**SHERIFF'S DEED**

Sheriff's No.: 110265

**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. 11 CH 14504 entitled BMO Harris Bank N.A. VS Darlene R. Gaines et al. and pursuant to which the land hereinafter described was sold at public sale by said grantor on November 29, 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:

LOT 21 IN BLOCK 1 IN FIRST ADDITION TO FLOSSMOOR FARMS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 830 Braemar Road, Flossmoor, Illinois 60422

P.I.N.: 31-01-302-008-0000

DATED this \_\_\_\_\_ day of JAN 20 2012, 2012.

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

By: Danen Ryerson 11153  
Deputy Sheriff



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*This is an attempt to collect a debt and any information obtained shall 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.,	)	
	)	Case No.: 11 CH 14504
Plaintiff,	)	
	)	
v.	)	Property Address:
	)	830 Braemar Road
Darlene R. Gaines; Bank of America N.A.; and	)	Flossmoor, Illinois 60422
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 Darlene R. Gaines, and for entry of a deficiency judgment against Darlene R. Gaines, 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:

LOT 21 IN BLOCK 1 IN FIRST ADDITION TO FLOSSMOOR FARMS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 830 Braemar Road, Flossmoor, Illinois 60422

P.I.N.: 31-01-302-008-0000 (hereinafter referred to as the "Property.")

2. That the period of redemption and the right of reinstatement expired without same having been made;
3. That all notices required by section 1507(c) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1507(c)) were given;
4. That said sale was fairly and properly made;

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5. That the Sheriff of Cook County, hereinafter "Sale Officer" has in every respect proceeded in accordance with the terms of this Court's Judgment;
6. 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;
7. 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;
8. That the real property that is the subject matter of this proceeding is a single family residential home.

**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 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 Darlene R. Gaines in an amount of \$164,399.33;
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).

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- 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, Darlene R. Gaines;
- 9. No occupants other than Darlene R. Gaines 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 31, 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

Judge Anthony C. Kyriakopoulos

JAN 05 2012

Circuit Court 2012

Property of Cook County Clerk's Office

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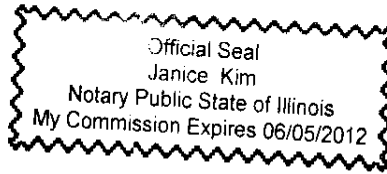
## STATEMENT BY GRANTOR AND GRANTEE

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 24, 2012


Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Daniel Rubin  
This 24<sup>th</sup> day of January, 2012  
Notary Public Janice Kim

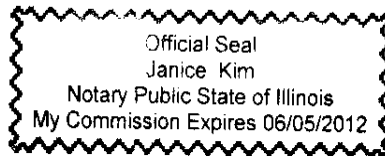


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 24, 2012

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Daniel Rubin  
This 24<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.)