

# UNOFFICIAL COPY



## AFFIDAVIT OF RECORDING

### (MEMORANDUM OF JUDGMENT)

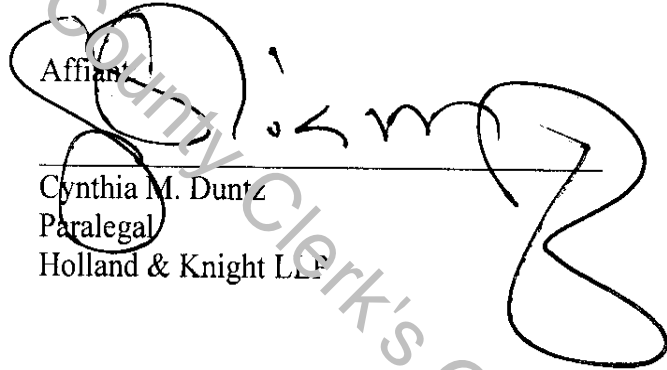
Doc#: 1203318048 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 02/02/2012 03:29 PM Pg: 1 of 3

The undersigned Affiant, Cynthia M. Duntz, being first duly sworn, deposes and states as follows:

1. The Affiant is a paralegal with Holland & Knight LLP and is familiar with certain facts regarding the following described information.
2. On January 26, 2012, the Court entered an Order Approving Foreclosure Sale granting a deficiency judgment in favor of Plaintiff, Metrobank, successor-by-merger to Community Bank of DuPage in the amount of \$169,310.35 ("Order").
3. The Order is filed with the Cook County Circuit Clerk in the court file.
4. Attached is a true and correct copy of the Order.

Dated: January 31, 2012

Affiant



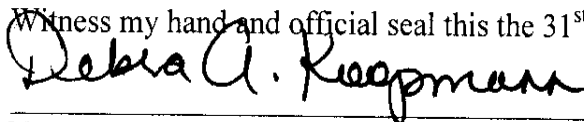

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Cynthia M. Duntz  
Paralegal  
Holland & Knight LLP

STATE OF ILLINOIS        )  
  ) ss  
COUNTY OF COOK        )

I, the undersigned, a Notary Public of the County and State first written, do hereby certify that Cynthia M. Duntz personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal this the 31<sup>st</sup> day of January, 2012.

  
\_\_\_\_\_  
Notary Public

(Seal)



Prepared by and Mail to:  
Holland & Knight LLP  
131 S. Dearborn St., 30<sup>th</sup> Fl.  
Chicago, IL 60603

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Firm No. 37472

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

METROBANK, successor-by-merger to  
COMMUNITY BANK OF DUPAGE, an Illinois state  
chartered bank,

Plaintiff,

v.

METROPOLITAN BANK AND TRUST COMPANY,  
AS TRUSTEE, UNDER TRUST AGREEMENT  
DATED APRIL 25, 2007 AND KNOWN AS TRUST  
NO. 2574; MARK D. ZATZ; REALTY VENTURES  
GROUP LLC; AND UNKNOWN OWNERS and NON-  
RECORD CLAIMANTS,

Defendants.

Case No. 11 CH 23861

Judge Ann Finley Collins

Property Address: 1523 S. Pulaski Road,  
Chicago, IL

### ORDER APPROVING FORECLOSURE SALE

This cause comes to be heard on Plaintiff's motion for entry of an order approving the report of Sale and Distribution, confirming the sale of the mortgaged real estate that is the subject of the matter captioned above and described as:

[REDACTED]

Due notice of said motion having been given, the Court having examined said report, and being fully advised in the premises, FINDS:

*That this is a residential property held for investment purposes.*  
That all notices required by Section 1507(c) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1507(c)) were given;

That said sale was fairly and properly made;

That Intercounty Judicial Sales Corporation, hereinafter "Sale Officer", has in every respect proceeded in accordance with the terms of this Court's Judgment;

That the successful bidder is entitled to a deed of conveyance and possession of the mortgaged real estate, and;

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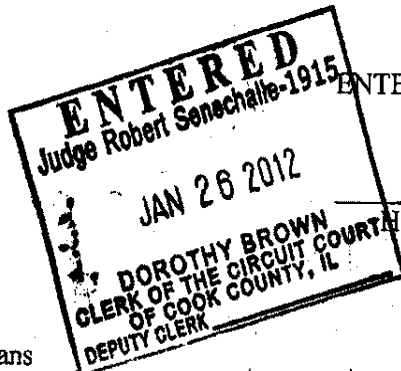
*That the property was last inspected on December 6, 2011.*

That justice was done.

**IT IS THEREFORE ORDERED:**

1. The Foreclosure Sale conducted by Intercounty Judicial Sales Corporation ("Selling Officer") on December 20, 2011 is hereby approved. A deficiency judgment in the amount of \$169,310.35 is entered against Mark D. Zatz;
2. The Selling Officer is hereby ordered to issue and deliver its deed of the real property which is the subject of this foreclosure proceeding (1523 S. PULASKI ROAD, CHICAGO ILLINOIS 60623) to the assignee of successful bidder, Metrobank, John C. Flemming, 2201 W Cermak Road, 2<sup>nd</sup> Floor, Chicago, IL 60608, 773-890-3510;
3. The successful bidder is entitled to and shall have possession of the mortgaged real estate 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;
4. That any Special Right to Redeem, if applicable, pursuant to Section 1604 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1604), shall expire 30 days after entry of this Order;
5. 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 the entry of this Order Mark D. Zatz from the mortgaged real estate (1523 S. PULASKI ROAD, CHICAGO ILLINOIS 60623) without further Order of Court;
6. No occupants other than the individual's named in the Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry of Detainer Court; and
7. A copy of the order shall be mailed to the borrower(s) at the last known address within seven (7) days.

That there is no just cause for delay in the enforcement of or appeal from this order.



ENTERED:

Ann Finley Collins

Francis L. Keldermans  
 Robert T. Pickrell  
 Holland & Knight LLP  
 131 S. Dearborn Street, 30<sup>th</sup> Floor  
 Chicago, Illinois 60603  
 (312) 263-3600