



Doc#: 1203318049 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/02/2012 03:30 PM Pg: 1 of 4

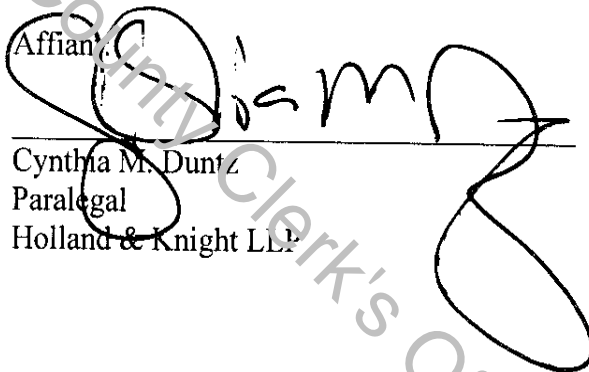
AFFIDAVIT OF RECORDING

(MEMORANDUM OF JUDGMENT)

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 \$129,430.32 ("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

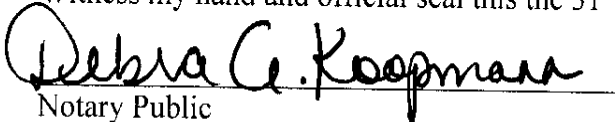
Affiant: 

Cynthia M. Duntz
Paralegal
Holland & Knight LLP

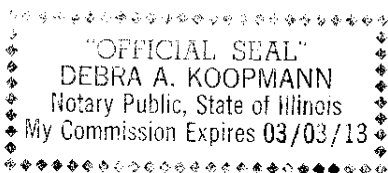
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

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 31st day of January, 2012.


Notary Public

(Seal)



Prepared by and Mail to:
Holland & Knight LLP
131 S. Dearborn St., 30th 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; THE 4829
SOUTH ST. LAWRENCE CONDOMINIUM
ASSOCIATION; CITY OF CHICAGO; AND
UNKNOWN OWNERS and NON-RECORD
CLAIMANTS,

Defendants.

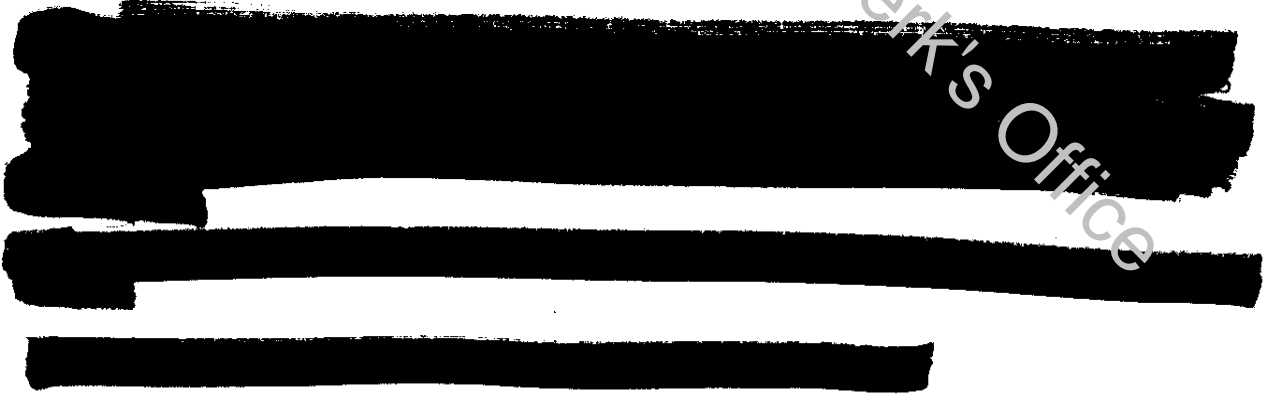
Case No. 11 CH 23862

Judge Darryl B. Simko

Property Address: 4829 S. Saint
Lawrence Ave., Unit 3, Chicago, IL
60615

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:



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

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;

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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;

That justice was done.

IT IS THEREFORE ORDERED:

1. The Foreclosure Sale conducted by Intercounty Judicial Sales Corporation ("Selling Officer") on December 19, 2011 is hereby approved. A deficiency judgment in the amount of \$129,430.32 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 (4829 S. SAINT LAWRENCE AVE., UNIT 3, CHICAGO, ILLINOIS 60615) to the assignee of successful bidder, Metrobank, John C. Flemming, 2201 W Cermak Road, 2nd 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 (4829 S. SAINT LAWRENCE AVE., UNIT 3, CHICAGO, ILLINOIS 60615) without further Order of Court;
6. No occupants other than the individuals 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.

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

ENTERED:

Hon. Darryl Simko

ASSOC. JUDGE DARRYL B. SIMKO

JAN 26 2012

CIRCUIT COURT 1823



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

Property of Cook County Clerk's Office