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Doc#: 1217044057 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 06/18/2012 12:47 PM Pg: 1 of 4

COTBURG	RECORDER	MITMED.	
COOMII	ALCOKDEK.	NOMBER:	

REAL ESTATE LIEN

I, Shannon & Richard O'Hara, the natural persons presenting testimony Lerein, the undersigned Affiant/Claimant, depose and say as follows:

I. Parties

1A. Lien Claimant/ Affiant:

Shannon & Richard O'Hara 7210 S. Jeffery Blvd. # 1 Chicago, Illinois 60649

1B. Lien Debtor of Reason by Consort um

Janet Kohl 1046 Sheridan Road Evanston, Illinois 60202

II. Legal Description

1046 Sheridan Road, Evanston, Illinois 60602 P.I.N. # 11-19-218-010-0000 Description:

LOT 24 AND THE NORTH $\frac{1}{2}$ OF LOT 23 AND NORTH 1 FOOT OF THE SOUTH $\frac{1}{2}$ OF LOT 23 IN BLOCK 5 IN THE RESUBDIVISION OF BLOCKS 5 AND 6 IN WHITE'S ADDITION TO EVANSTON, SECTION 19, TOWNSHIIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

III. Ledger

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value of the troperty.	Value	of the	Property:	\$2,200,000.00
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That on April 16, 2012, I was the successful bidder of said property at 1046 Sheridan Road in Evanston, Illinois for a full cash offer of \$1,600.000, at the Judicial Sales Corporation in Chicago, Illinois, located at One South Wacker Drive, 24th Floor. On that such date, I made a payment of \$716,698.99, and returned the following morning to pay the remaining \$883,601.01. The \$1,600,000 was paid in full by 10:30 the following morning on April 17, 2012.

The sale was scheduled for that morning at 10:30 AM. We were there, along with Ms. Kohl, her mother, and the second mortgagee. At least six people were aware, (and attended that auction at that hour at the 10:30AM sale), that that home at that address, was being auctioned off on that date at 10:30AM. There was no discrepancy or error, that an afternoon sale was to be conducted on that property. Ms. Kohl's redemption period ended on 2/15/12, as stated per legal statutes.

IV. Surety-Property:

The Surety property of this Real Estate Lien is the property, as described in the above description. Conditions for release to Lien—To obtain a release of this Lien, the Lien Debtor Janet Kohl must:

1. Must not interfere with contractual agreements, a business expectancy, nor conduct fraudilent conspiracies with others. This lien will be released, when the existing deed is turned over to Shannon O'Hara, or the payment of \$3,000,000.00 is paid in full to Shannon O'Hara.

V. Evidence, Exhibits, Memoranda

- 1A. Receipt of Sale
- 1B. Notice of Interest
- 1C. Witnesses
- 1D. Copies of Cashier Checks and a copy of the Judicial Sales Corp. final sale to Shannon & Richard O'Hara

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VI. CERTIFICATION and AFFIDAVIT:

We, the Affiants, Shannon & Richard O'Hara certify and affirm that we have a receipt of sale for the purchase of the property located at 1046 Sheridan Road, in Evanston for \$1,600,000.00, described in full in the "Receipt of Sale", dated April 16, 2012, and are the rightful owners, purchased at a public auction, known as Judicial Sales Corp, dully set for 10:30AM on that date (April 16, 2012) in the morning.

We, the Affiants, Shannon & Richard O'Hara, certify and affirm on our own commercial liability, that we have read the foregoing and know the content thereof, and that to the best or our knowledge understanding and belief, it is true, correct, complete and not misleading, the truth, the whole truth and nothing but the truth.

Dated:

Dated:

VII. Witness:

Subscribed and sworn before me On this $\sqrt{8}$ day of June, 2012.

Worda George

WANDA GEANES
Notary Public - State of Illinois
My Commission Expires Jun.10, 2014

OFFICIAL SEAL

Notary

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION

GMAC MORTGAGE, LLC

Plaintiff,

-w -

11 CH 009455 1046 SHERIDAN ROAD EVANSTON, IL 60202

JANET KOHL, CPCAGO TITLE LAND TRUST COMPANY F/K/A AMERICAN MATIONAL BANK AND TRUST COMPANY OF CHICAGO AS SUCCESSOR TRUSTEE TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE U/I/A DATED MAY 8, 1998 A/K/A TRUST NUMBER 124109-0-8, PNC BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK, HAPAIIS, NA, UNKNOWN BENEFICIARIES OF CHICAGO MATIONAL BANK, AND TRUST COMPANY OF CHICAGO AS SUCCESSOR TRUSTEF YO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE U/I/A DATED MAY 8, 1998 A/K/A TRUST NUMBER 124109-0-8, U JKNOWN OWNERS AND NONRECORD CLAIMANTS

Defendants



Doc#: 1211016065 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 04/19/2012 02:35 PM Pg: 1 of 1

RECEIPT OF SALE

I, the undersigned, an authorized signatory for The Judicial Sales Co.pr. ration, (TJSC) selling officer appointed in the matter captioned above do hereby certify, that pursuant to a Judgment of Foreclosure and Sale enteroid herein, the plaintiff duly advertised in compliance with 735 ILCS 5/15-1507(c), the following described real estate to be sold at public auction to the highest bidder for cash on February 16, 2012 at 10:30 AM and continued to April 16, 2012 at 2:00 PM, at the The Judicial Sales Corporation, One South Wacker Drive - 24th Floor, CHICAGO, IL 60606.

Whereupon, Richard O'Hara & Shannon O'Hara offered and bid therefore the sum of (\$1, 00,000.00) and that being the highest and best bid, an agent of TJSC accordingly struck off and sold to said bidder the following described it all estates:

LOT 24 AND THE NORTH 1/2 OF LOT 23 AND NORTH 1 FOOT OF THE SOUTH 1/2 OF LOT 23 IN BLOCK 5 IN THE RESUBDIVISION OF BLOCKS 5 AND 6 IN WHITE'S ADDITION TO EVANSTON, SECTION 1° TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1046 SHERIDAN ROAD, EVANSTON, IL 60202

Property Index No. 11-19-218-010.

The Judicial Sales Corporation has this day received as partial payment from said bidder in the amount of \$716,698.69 and there remains due the sum of \$883,601.01, which includes the fee for Abandoned Residential Property Municipality Relief Fund in the amount of \$300.00.

Witness my hand and seal, on this 16th day of April, 2012.

Attorney File No.: 14-10-46290

Attorney Code # 21762

Case Number: 11 CH 009455

The Judicial Sales Corporation

Βv

THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor • Chicago, IL 60606-4650 (312) 236-SALE

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose