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Doc#: 1223529059 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/22/2012 12:11 PM Pg: 1 of 8

When Recorded Mail To:

Jeffrey A. Burger
Attorney at Law
428 South Courtland Avenue
Park Ridge, IL 60068

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE ONLY

ASSIGNMENT OF CERTIFICATE OF SALE

This ASSIGNMENT OF CERTIFICATE OF SALE (this "Assignment") is made and entered into as of August 13, 2012 by and between THE PRIVATEBANK AND TRUST COMPANY, an Illinois state bank (the "Assignor"), and PB SW SFR, LLC, an Illinois limited liability company (the "Assignee").

RECITALS:

A. The Assignor is the holder of the Certificate of Sale relating to the Sheriff's Sale (the "Certificate of Sale") of the property legally described on Exhibit A attached hereto and made a part hereof (the "Property"), pursuant to the Order of Summary Judgment and Judgment of Foreclosure and Sale entered on February 7, 2012, as amended by that certain Amended Order for Summary Judgment and Judgment of Foreclosure and Sale for 1354-56 W. Augusta Blvd., #202, 203, 401 and 402, in the case of *The PrivateBank and Trust*

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Company v. Wicker Park Properties, et al., in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, Case No. 09 CH 11881 (the "*Lawsuit*"). The Certificate of Sale was recorded in the Office of the Recorder of Deeds of Cook County on August 15, 2012 as Document Number 1222819020. A true and correct copy of the Certificate of Sale is attached hereto as Exhibit B.

B. The Assignor desires to assign to the Assignee all of the Assignor's right, title and interest in, to and under the Certificate of Sale, in accordance with the terms and conditions of this Assignment.

C. Assignee has agreed to accept the foregoing assignment in accordance with the terms and conditions of this Assignment.

NOW, THEREFORE, for and in consideration of the payment by the Assignee to the Assignor of the sum of Ten Dollars (\$10.00), the recitals, representations, warranties, covenants and agreements herein contained, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Assignor does hereby grant, bargain, sell, assign, transfer, convey and set over unto Assignee all of Assignor's right, title and interest in, to and under the Certificate of Sale, together with all of the rights, benefits and privileges arising under the Certificate of Sale prior to, on or following the date hereof. The Assignor also agrees as follows:

1. The recitals set forth above are true, correct, complete and accurate and are hereby incorporated herein by reference and made a part hereof

2. The Assignor represents and warrants to Assignee that:

(a) The Assignor is the holder of the Certificate upon Sale with full power to sell and assign the same; and

(b) The Assignor has not assigned, transferred, encumbered or hypothecated the Certificate upon Sale or any or all of its interests therein.

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IN WITNESS WHEREOF, the Assignor has caused this Assignment to be executed in its name by its officer thereunto duly authorized this 16th day of August, 2012.

THE PRIVATEBANK AND TRUST COMPANY

By: [Signature]
Its: Managing Director
Printed Name: Nancy Claes Barrett

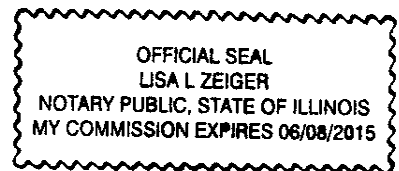
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Lisa L. Zeiger, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nancy Claes Barrett personally known to me to be a a Managing Director of THE PRIVATEBANK AND TRUST COMPANY, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of August, 2012.

[Signature]
Notary Public

My commission expires: 6/18/2015



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EXHIBIT A TO ASSIGNMENT OF CERTIFICATE OF SALE

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1: UNITS NO. 202, 203, 401, AND 402 IN THE 1354 WEST AUGUSTA COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4, 14 AND 15 IN BLOCK 14 IN THE ELSTON ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THE COMMERCIAL PROPERTY (DESIGNATED AS COMMERCIAL UNIT 101 AND COMMERCIAL UNIT 102 THEREON AND LEGALLY DESCRIBED IN THAT CERTAIN COMMERCIAL PROPERTY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS DATED MARCH 1, 2007 AND RECORDED MARCH 7, 2007 AS DOCUMENT NUMBER 0706615045):

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY- LAWS FOR 1354 WEST AUGUSTA COURT CONDOMINIUM RECORDED MARCH 7, 2007 AS DOCUMENT NUMBER 0706615046, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-4 (ASSIGNED TO UNIT 202); G-7 (ASSIGNED TO UNIT 203); G-2 (ASSIGNED TO UNIT 401); AND G-9 (ASSIGNED TO UNIT 402); BALCONY SPACES L.C.E. 202-P-1 (ASSIGNED TO UNIT 202); 203-B 1 (ASSIGNED TO UNIT 203); 401-B1 (ASSIGNED TO UNIT 401); 402-B 1 AND 402-B2 (ASSIGNED TO UNIT 402); TERRACE SPACES L.C.E. 202-T1 (ASSIGNED TO UNIT 202); 203-T1 AND 203-T2 (ASSIGNED TO UNIT 203); ROOF RIGHTS L.C.E. 401 (ASSIGNED TO UNIT 401); AND 402 (ASSIGNED TO UNIT 402); ALL LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY- LAWS FOR 1354 WEST AUGUSTA COURT CONDOMINIUM RECORDED MARCH 7, 2007 AS DOCUMENT NUMBER 0706615046.

Common Address: 1354-56 West Augusta Blvd. #202, 203, 401 and 402, Chicago, IL 60622

PINS: 17-05-312-004-0000; 17-05-312-005-0000 & 17-05-312-006-0000

2008 PINS: 17-05-312-017-1003; 17-05-312-017-1004; 17-05-312-017-1006;
17-05-312-017-1007.

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Doc#: 1222819020 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2012 10:30 AM Pg: 1 of 4

When Recorded Mail To:

Jeffrey A. Burger
Attorney at Law
428 South Courtland Avenue
Park Ridge, IL 60068

Property of Cook County Clerk's Office

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S
USE ONLY

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

THE PRIVATEBANK AND TRUST)
COMPANY,)
)
Plaintiff,)
)
v.)
WICKER PARK PROPERTIES, INC., an)
Illinois corporation, TIME PROPERTIES, INC.,)
an Illinois corporation, TRIAD PARTNERS I,)
LLC, an Illinois limited liability company,)
KRZYSTOF KARBOWSKI, IVONA)
KARBOWSKI, HILLSIDE LUMBER, INC., an)
Illinois corporation, J&S DRYWALL, INC., an)
Illinois dissolved corporation, 1800 N.)
MILWAUKEE CONDOMINIUM)
HOMEOWNERS ASSOCIATION, HENSEN)
WINDOW SYSTEMS, INC., an Illinois)
corporation, 1633 N. WESTERN)

Case No. 09 CH 10381

Hon. Judge Darryl B. Simko

1354-56 W. Augusta Blvd.
202, 203, 401, 402
Chicago, Illinois

Sheriff's No. 120246-001F

08162012certofsale

EXHIBIT B

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CONDOMINIUM HOMEOWNERS)
 ASSOCIATION, 2417-21 W. ERIE)
 CONDOMINIUMS HOMEOWNERS)
 ASSOCIATION, WZ GROUP, INC., an)
 Illinois corporation, WILKIN INSULATION,)
 CO., an Illinois corporation, EUROPEAN)
 COMFORT CONSTRUCTION, INC., an)
 Illinois corporation, RITE CONSTRUCTION,)
 INC., an Illinois dissolved corporation,)
 STANLEY BIELSKI and ARMOR)
 GARAGE DOORS, LTD., an Illinois)
 corporation, 1649 WEST CORTLAND)
 CONDOMINIUM HOMEOWNERS)
 ASSOCIATION, 1354 WEST AUGUSTA)
 COURT CONDOMINIUM ASSOCIATION,)
 CHURCHILL BUILDERS, INC., an Illinois)
 corporation MCM PROPERTIES, INC., an)
 Illinois corporation, BARTOSZ)
 KUROPATWINSKI, FERGUSON)
 ENTERPRISES, INC. formerly known as)
 PARK SUPPLY, a Virginia corporation,)
 NORTH AVENUE BUILDERS, INC., an)
 Illinois dissolved corporation, RUFFALO,)
 INC., an Illinois corporation,)
 2140 W. NORTH CONDOMINIUMS)
 HOMEOWNERS ASSOCIATION,)
 VOYTEK CUSTOM BUILDERS, INC.,)
 an Illinois dissolved corporation, 1001)
 NORTH, INC., an Illinois corporation,)
 KENIG LINDGREN O'HARA &)
 ABOONA, INC., an Illinois corporation,)
 CONTRACTOR'S LIEN SERVICES,)
 INC., an Illinois dissolved corporation,)
 MIRAGE CONSTRUCTION, INC.,)
 an Illinois corporation, WASHINGTON)
 MUTUAL, INC., a Washington corporation,)
 SUBURBAN ELEVATOR, CO.)
 an Illinois company, and UNKNOWN)
 OWNERS AND NON-RECORD)
 CLAIMANTS,)
)
)
)
 Defendants.)

County Clerk's Office

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CERTIFICATE OF SALE

The undersigned as Sheriff of Cook County, Illinois, in accordance with the terms of the judgment entered in the above cause, offered at public sale the real estate and premises hereinafter described, to the highest bidder, on the 9th day of August, 2012 in Room 701 at the Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois 60602. Said sale was held pursuant and in accordance to notice as required by said judgment and by law.

I offered the entire real estate and premises hereinafter described en masse: whereupon, The PrivateBank and Trust Company offered and bid therefore the sum of:

ONE MILLION ONE HUNDRED FORTY-EIGHT THOUSAND SIX HUNDRED EIGHTY AND 44/100 DOLLARS (\$1,148,680.44) this being the highest and best bid at said sale, I thereupon struck off and sold the whole of said property to said bidder for said money.

Said real estate and premises are situated in Cook County, Illinois, and are described as follows:

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LOTS 4, 14 AND 15 IN BLOCK 14 IN THE ELSTON ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THE COMMERCIAL PROPERTY (DESIGNATED AS COMMERCIAL UNIT 101 AND COMMERCIAL UNIT 102 THEREON AND LEGALLY DESCRIBED IN THAT CERTAIN COMMERCIAL PROPERTY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS DATED MARCH 1, 2007 AND RECORDED MARCH 7, 2007 AS DOCUMENT NUMBER 0706615045):

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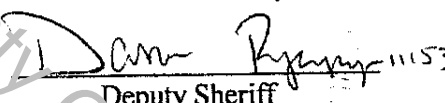
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PINS: 17-05-312-004-0000; 17-05-312-005-0000 & 17-05-312-006-0000
2008 PINS: 17-05-312-017-1003; 17-05-312-017-1004; 17-05-312-017-1006; 17-05-312-017-1007.

Witness my hand and seal, in duplicate, at Chicago, Cook County, Illinois this date: August 10th, 2012.

NOTICE
FILED CERTIFICATE SHALL BE
RETURNED TO
SHERIFF OF COOK COUNTY

THOMAS J. DART
Sheriff of Cook County, Illinois
By:  Deputy Sheriff 11153