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Doc#: 1228339060 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/09/2012 12:04 PM Pg: 1 of 6

Above Space for Recorder's Use Only

SHERIFF'S DEED

Sheriff's No.: 120441

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 April 19, 2011, in Case No. 2011 CH 02085 entitled BMO Harris Bank N.A. VS Baltazar Hernandez et al. and pursuant to which the land hereinafter described was sold at public sale by said grantor on August 28, 2012, 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:


THE SOUTH 30 FEET OF LOT 29 IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2516 S. East Avenue, Berwyn, Illinois 60402

P.I.N.: 16-30-227-020-0000

DATED this 1st day of October, 2012.

THOMAS J. DART
SHERIFF OF COOK COUNTY, ILLINOIS

By: 
Deputy Sheriff

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This is an attempt to collect a debt and any information obtained will 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., as)
Successor in Interest to Harris Trust and)
Savings Bank,)
Plaintiff,)

Case No.: 2011 CH 02085

v.)

Baltazar Hernandez; Belen Hernandez; Harris)
N.A.; and Unknown Owners and Non-Record)
Claimants,)

Property Address:
2516 S. East Avenue
Berwyn, Illinois 60402

Defendants.)

**ORDER CONFIRMING SALE (ORDER APPROVING)
AN ORDER OF POSSESSION AND AMENDMENT OF COMPLAINT**

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 amendment of the Complaint, for an order of possession against Baltazar Hernandez and Belen Hernandez, and for entry of a deficiency judgment against Baltazar Hernandez, due notice been given and the Court fully advised:

THE COURT FINDS that:

1. Plaintiff's Complaint is hereby amended on its face *instanter* to reflect the name change of Plaintiff from "Harris N.A., as Successor in Interest to Harris Trust and Savings Bank" to "BMO Harris Bank N.A., f/k/a Harris N.A., as Successor in Interest to Harris Trust and Savings Bank."
2. That the real property that is the subject matter of the foreclosure court in the above captioned cause is legally described as:

THE SOUTH 30 FEET OF LOT 29 IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2516 S. East Avenue, Berwyn, Illinois 60402.

P.I.N.: 16-30-227-020-0000 (hereinafter referred to as the "Property.")

3. That the period of redemption and the right of reinstatement expired without same having

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been made;

4. That all notices required by section 1507(c) of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1507(c)) were given;
5. That said sale was fairly and properly made;
6. That the Sheriff of Cook County, hereinafter "Sale Officer" has in every respect proceeded in accordance with the terms of this Court's Judgment;
7. That the successful bidder, BMO Harris Bank N.A., is entitled to a deed of conveyance and possession of the mortgage real estate; and that justice was done;
8. The address of BMO Harris Bank N.A. is c/o – Dan Perovic, 3800 Golf Road, Suite 300, Rolling Meadows, Illinois 60008, and its phone number is (847) 434-2035;
9. That the real property that is the subject matter of this proceeding is a single family residential home.

IT IS HEREBY ORDERED that:

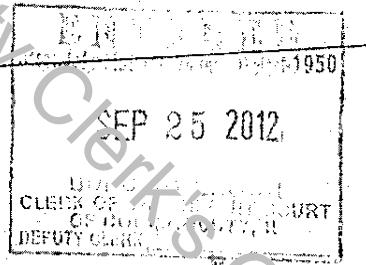
1. That the sale of the Property involved herein, and the Report of Sale and Distribution filed by the Selling Officer, is hereby ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;
3. That BMO Harris Bank N.A.'s advances, fees 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 Baltazar Hernandez in an amount of \$111,612.64;
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., a Deed sufficient to convey title to the Property;
6. That the deed to be issued to BMO Harris Bank N.A., 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;

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7. That BMO Harris Bank N.A., is entitled to and shall have possession of the property no sooner than ~~30~~⁶⁰ 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).
8. That in the event possession is so withheld, the Sheriff of Cook County is directed to evict and dispossess, no sooner than ~~60~~⁹⁰ days from entry of this Order, Baltazar Hernandez and Belen Hernandez at 2516 S. East Avenue, Berwyn, Illinois 60402;
9. No occupants other than Baltazar Hernandez and Belen Hernandez 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 August 16, 2012;
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

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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 Oct. 8, 2012

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Daniel Ruban
This 8th day of October, 2012
Notary Public [Handwritten Signature]

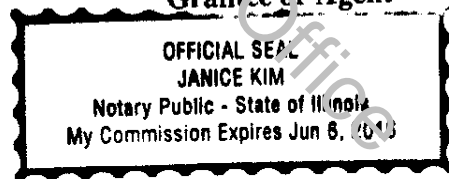


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Oct. 8, 2012

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Daniel Ruban
This 8th day of October, 2012
Notary Public [Handwritten Signature]



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.)