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3315 (Rev. 6/11/02) CCG 0015
Memorandum of Judgment



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RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2013 11:58 AM Pg: 1 of 4

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

BLUELEAF LENDING, LLC

v.
SPEARMAN GROUP, LLC, et al

Recorder's Stamp

No. 12 CH 19080

MEMORANDUM OF JUDGMENT

On March 1, 2013, judgment was entered in this court
in favor of the plaintiff BLUELEAF LENDING, LLC
and against defendant SPEARMAN GROUP, LLC
whose address is 5519 S. Carpenter Street, Chicago, IL 60609
in the amount of \$ 139,903.25

Judge John H. Ehrlich
APR 17 2013
Circuit Court 2075

Atty. No.: 37134
Name: Meckler Bulger Tilson Marick & Pearson
Atty. for: Blueleaf Lending, LLC
Address: 123 N. Wacker Dr., Ste. 1800
City/State/Zip: Chicago, IL 60606
Telephone: (312) 515-8701

Judge

Judge's No.

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#37134

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

BLUELEAF LENDING, LLC,

Plaintiff,

v.

SPEARMAN GROUP, LLC, an Illinois limited liability company; CITY OF CHICAGO; DEREK C. SPEARMAN; UNKNOWN OWNERS; AND NON-RECORD CLAIMANTS,

Defendants.

Case No. 12 CH 19080

Judge Otto

Calendar 61

5238 South Paulina Street,
Chicago, IL 60609

ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE, AND ORDER FOR POSSESSION

This cause comes to be heard on Plaintiff, Blueleaf Lending, LLC's, motion for the 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:

LOT 16 IN BLOCK 6 IN CHARLES E. ORVIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; SITUATED IN COOK COUNTY IN THE STATE OF ILLINOIS. Commonly known as: 5238 South Paulina Street, Chicago, Illinois 60609. Permanent Index No.: 20-07-413-040-0000

The real property that is the subject matter of this proceeding is a multi-family residence. The successful purchaser is entitled to possession of the property only. The purchaser may only obtain possession of units within the multi-unit property occupied by individuals named in the order of possession.

The real property was last inspected by movant or movant or movant's agent on January 8, 2013.

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

That the periods of redemption and reinstatement expired without same having been made;

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That this Court obtained personal jurisdiction over those defendants who are personally liable to Plaintiff, Blueleaf Lending, LLC, for the deficiency, if any, from said sale;

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 Plaintiff, Blueleaf Lending, LLC, as 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:

That the sale of the mortgaged real estate involved herein, and the Report of Sale and Distribution filed by the Selling Officer are hereby approved, ratified and confirmed;

That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution;

That the Mortgagee's advances, fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of sale are approved, ratified and confirmed;

That the proceeds of said sale were insufficient to satisfy the judgment;

That there shall be an IN PERSONAM deficiency judgment entered in the sum of (\$139,903.25), with interest thereon as provided by statute against Spearman Group, LLC as provided by Section 1508(e) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1508(e)) and that execution may issue; and

That upon confirmation herein and upon request by the successful bidder, and provided that all required payments have been made pursuant to Section 15-1509(a) of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1509(a)) the Selling Officer shall execute and deliver to the successful bidder, Blueleaf Lending, LLC, a deed sufficient to convey title.

IT IS FURTHER ORDERED:

That the Deed to be issued to Blueleaf Lending, LLC, as the successful bidder 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;

That Plaintiff, Blueleaf Lending, LLC, as the successful bidder, is entitled to and shall have possession of the mortgaged real estate from the entry of this Order, without further Order

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of Court, as provided in Section 15-1701 of the Illinois Mortgage Foreclosure Law (S.H.A. 735 ILCS 5/15-1701), and;

That in the event possession is so withheld, the Cook County Sheriff is directed to evict and dispossess, from the entry of this Order, the Spearman Group, LLC LLC, from the mortgaged real estate commonly known as 5238 South Paulina Street, Chicago, Illinois 60609 without further Order of Court;

No occupants other than individuals named in the Order of Possession may be evicted without a Supplemental Order of Possession or an order from the Forcible Entry and Detainer Court.

That the Municipality or County may contact the below with concerns about the real property:

Blueleaf Lending, LLC
c/o Meckler Bulger Tilson Marick & Pearson LLP
123 N. Wacker Drive, Suite 1800
Chicago, IL 60606
Phone: 312-474-7900

A copy of this order shall be mailed to the borrower at its last known address within seven (7) days.

ENTER:

Judge John H. Ehrlich

MAR 01 2013

JUDGE

Circuit Court 2075

MECKLER BULGER TILSON
MARICK & PEARSON LLP
123 North Wacker Drive, Suite 1800
Chicago, IL 60606
(312) 474-7900 – Telephone
(312) 474-7989 - Facsimile
Firm I.D. No. 37134

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