

# UNOFFICIAL COPY

SHERIFF'S DEED

The PrivateBank And Trust Company  
Successor To Founders Bank  
**PLAINTIFF**

**VS.**

Edward J. Grice, Sr., Lori A. Grice, Edward  
Grice, Jr. Unknown Owners And NonRecord  
Claimants

**DEFENDANT**



Doc#: 1403744000 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/06/2014 10:03 AM Pg: 1 of 7

**JUDICIAL SALE**

**SHERIFF # 130206-001F**

THE GRANTOR, SHERIFF OF COOK COUNTY, ILLINOIS PURSUANT TO AND UNDER THE AUTHORITY CONFERRED BY THE PROVISIONS OF A JUDGMENT ENTERED BY THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ON November 5, 2012 IN CASE NO. 12CH 23527, ENTITLED The PrivateBank And Trust Company Successor To Founders Bank VS. Edward J. Grice, Sr., Lori A. Grice, Edward Grice, Jr. Unknown Owners And NonRecord Claimants AND PURSUANT TO WHICH THE LAND HEREINAFTER DESCRIBED WAS SOLD AT PUBLIC SALE BY SAID GRANTOR ON May 29, 2013, FROM WHICH SALE NO REDEMPTION HAS BEEN MADE AS PROVIDED BY STATUTE, HEREBY CONVEYS TO PB-SW SFR, LLC, THE HOLDER OF THE CERTIFICATE OF SALE, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND HOLD FOREVER:

DATED THIS DATE: JANUARY 28, 2014

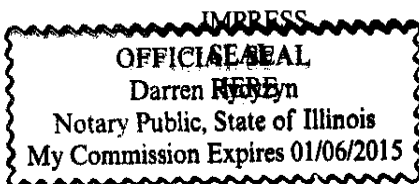
THOMAS DART  
SHERIFF OF COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION ATTACHED

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 28<sup>th</sup> DAY OF JANUARY, 2014  
COMMISSION EXPIRES 1-6-15, 20  .  
STATE OF ILLINOIS, COUNTY OF COOK SS. I THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF AFORESAID, DO HEREBY CERTIFY THAT

Joe Hall

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME AS DEPUTY SHERIFF OF COOK COUNTY, ILLINOIS, IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AS SUCH DEPUTY SHERIFF FOR THE USES AND PURPOSES THEREIN SET FORTH.



Darren Ryan  
NOTARY PUBLIC

MAIL TO:

Zenoff & Zenoff, Chartered

NAME

53 W. Jackson Blvd., Suite 1361

ADDRESS

Chicago, IL 60604

CITY, STATE, AND ZIP

ADDRESS OF PROPERTY

16181 S. 88<sup>th</sup> Avenue

Orland Park, IL 60462

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT PART OF THIS DEED.

ADDRESS OF GRANTEE:

120 S. LaSalle Street

Chicago, IL 60603

NO ORLAND PARK EXEMPTION  
SEE COURT ORDER

EXEMPT 35 ICS 200/31-45/47 SEE ATTACHED COURT ORDER

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LOT 5 IN FERNWAY UNIT 2, A SUBDIVISION OF  
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 22, AND PART OF THE SOUTHWEST QUARTER OF THE  
OF THE NORTHWEST QUARTER OF SECTION 23 AND PART OF THE  
WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SECTION 23  
AND A RESUBDIVISION OF FERNWAY UNIT NO. 1, ALL IN  
TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 16181 S. 88th Avenue Orland Park, IL 60462

PIN: 27-23103-005-0000

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:

FAX:

**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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

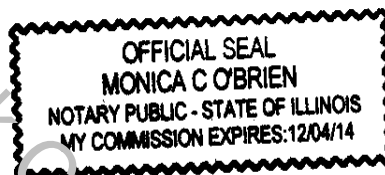
Dated February 5, 2014 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said ALAN ZENOFF

this 5<sup>th</sup> day of February  
2014.

Monica O'Brien  
Notary Public



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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated February, 2014 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said ALAN ZENOFF

this 5<sup>th</sup> day of February  
2014.

Monica O'Brien  
Notary Public



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.]

**UNOFFICIAL COPY***Exhibit*IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISIONThe PrivateBank And Trust Company  
Successor To Founders Bank

Plaintiff

vs.

Edward J. Grice Sr., Lori A. Grice , Edward  
Grice, Jr., UNKNOWN OWNERS AND  
NONRECORD CLAIMANTS,

Defendants

No. 12CH 23527

16181 S. 88th Avenue  
Orland Park, IL 60462**ORDER APPROVING REPORT OF SALE AND DISTRIBUTION, CONFIRMING SALE  
AND ORDER OF POSSESSION**

This cause coming on to be heard on the Plaintiff's Motion for the entry of an Order Approving the Report of Sale and Distribution, Confirming the sale of the premises, which are subject of the matter captioned above and described as:

LOT 5 IN FERNWAY UNIT 2, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, AND PART OF THE SOUTHWEST QUARTER OF THE OF THE NORTH WEST QUARTER OF SECTION 23 AND PART OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SECTION 23 AND A RESUBDIVISION OF FERNWAY UNIT NO. 1, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 16181 S. 88th Avenue Orland Park, IL 60462  
PIN 27-23-103-005-0000

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

That all notices required by 735 ILCS 5/15-1507 (c) have been properly given;

That the sale was fairly and properly made in all respects.

That Thomas Dart the Sheriff of Cook County, Illinois has in every respect proceeded in accordance with the terms of this Court's Judgment, and;

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That the real property described herein, which is the subject matter of the instant proceeding is a single family residence;

That the real property described herein was last inspected by movant on June 1, 2013.  
That Justice was done.

## IT IS THEREFORE ORDERED:

1. The sale of the premises involved herein and the Report of Sale and Distribution filed by the Sheriff of Cook County, Illinois are hereby approved, ratified and confirmed;
2. That the proceeds of the sale be distributed in accordance with the Report of Sale and Distribution; and
3. That the Mortgagee's fees and costs arising between the entry of the Judgment of Foreclosure and Sale and the date of the sale are approved;
4. That an in rem deficiency judgment is entered in the sum of \$59,735.09 with interest thereon by statute, against the property.

735 ILCS 5/9-117 is not applicable to this Order entered pursuant to Article 15 (IMFL).

That upon request of the successful bidder or its assigns and provided that all required payments have been made pursuant to 735 ILCS 5/15-1509, the Sheriff of Cook County, Illinois shall execute and deliver to the successful bidder including any insurers, investors, and agents of Plaintiff a deed sufficient to convey title.

## IT IS FURTHER ORDERED:

That the successful bidder, any insurers, investors, and agents of the Plaintiff, are entitled to and shall have possession of the subject property as of a date 30 days after entry of this order, without further Order of this Court, as provided in 735 ILCS 5/15-1701;

The Sheriff of Cook County is directed to evict and dispossess Edward J. Grice Sr. and Loria A Grice, 30 days after entry of this Order.

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

**IT IS FURTHER ORDERED:** that the Deed to be issued hereunder is a transaction that is exempt from all transfer taxes, either state or local. and the County Recorder of Deeds is ordered to permit immediate recordation of the Deed issued hereunder without affixing any transfer stamps.

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Name address and telephone number of the holder of the certificate of sale whom municipality or county may with concerns about the real estate:

Name: Jeffrey A. Justman

Address: The PrivateBank And Trust Company  
120 S. LaSalle Street  
Chicago, IL. 60602

Telephone No. 312-564-3939

A copy of this order shall be sent via regular mail to all defendants with 7 days from the entry hereof.

DATED: \_\_\_\_\_

ENTERED: \_\_\_\_\_  
Judge Judge's No.

Attorney I.D. No.: 10837  
ZENOFF & ZENOFF CHARTERED  
53 W. Jackson Blvd., Suite 1361  
Chicago, IL. 60604  
312-922-5685

Judge Michael T. Mullen

SEP 12 2013

Circuit Court - 2084

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ASSIGNMENT


This assignment is made this 12<sup>th</sup> day of September, 2013 by The PrivateBank And Trust Company (Assignor), to PB-SW SFR, LLC (Assignee).

For and in consideration of the payment of Ten and No/100 (\$10.00) paid by the Assignee to the Assignor, receipt of which is hereby acknowledged, the Assignor hereby assigns all of its right, title and interest in that certain Mortgage Foreclosure Case, pending in the Circuit Court of Cook County, Illinois captioned as The PrivateBank And Trust Company Successor To Founders Bank Vs. ~~Edward F. Mahoney et. al.~~ and known as Case No. 12CH 23527. To have and to hold the same unto the Assignee, and to its successors, legal representatives and assigns.

This assignment is made and accepted without any representation, promise, or warranty, either express or implied, including but not limited to the enforceability and/or collectibility thereof, and neither the Assignee, its successors, legal representatives and assigns shall have any recourse whatsoever. The Assignee for itself, successors, legal representatives, and assigns hereby discharges the Assignor and its successors, legal representatives, and assigns from any liability under or in connection with this assignment.


In witness whereof, The PrivateBank And Trust Company (Assignor) has caused this assignment to be executed by its duly authorized officer.

The PrivateBank And Trust Company

By:   
Jeffrey A. Jusman  
Its: Associate Managing Director

In witness whereof, PB-SW SFR, LLC (Assignee) has accepted this assignment by its duly authorized member.

PB-SW SFR, LLC

By:   
Joseph M. Giesel  
Managing Director