

UNOFFICIAL COPY

BMO HARRIS BANK N.A.

v.

CHURCH STREET VILLAGE, LLC; E-TOWN DEVELOPMENT I, LLC; E-TOWN DEVELOPMENT II, LLC; DANIEL CHEIFETZ; RONALD FLECKMAN; WALTER H. KIHM, JR.; CYRUS HOMES, INC.; MARK ORDOWER, individually and as collateral trustee; MARK ORDOWER FAMILY LP; JOHN KAMYSZ; LAWRENCE B. ORDOWER; KOKE EQUITIES, LP; COMMUNITY BUILDERS OF EVANSTON, LLC; WILLIAM R. ROMANO, as trustee of the William R. Romano Trust dated April 26, 1994 and as trustee of the William R. Romano Trust dated November 19, 1999; CHURCH STREET VILLAGE HOMEOWNERS ASSOCIATION; EDWARD HINES LUMBER CO.; UNKNOWN OWNERS; UNKNOWN TENANTS and NON-RECORD CLAIMANTS,

JUDICIAL SALE

SHERIFF # 140010-001F
CASE # 11 CH 43263



Doc#: 1410019112 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2014 12:29 PM Pg: 1 of 6

SHERIFF'S DEED

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 March 24, 2014 in Case No. 11 CH 43263, entitled BMO HARRIS BANK N.A. v. CHURCH STREET VILLAGE, LLC, *et al.*, and pursuant to which the land hereinafter described was sold at public sale by said Grantor on February 27, 2014, from which sale no redemption has been made as provided by statute, hereby conveys to MONTY TITLING TRUST 1, 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:

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THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTH 283 FEET OF SAID SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, 273.94 FEET WEST OF THE EAST BOUNDARY LINE OF SAID SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, MEASURED ON THE SOUTH LINE OF SAID NORTH 283 FEET OF SAID SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE IN A SOUTHERLY DIRECTION IN A STRAIGHT LINE TO A POINT IN THE SOUTH LINE OF SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, 273.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, THENCE WEST ON THE SOUTH LINE OF SAID SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, TO THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY, THENCE IN A NORTHEASTERLY DIRECTION ON THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY TO A POINT IN THE SOUTH LINE OF THE NORTH 283 FEET OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, WHICH IS 406.39 FEET WEST OF THE EAST LINE OF THE SAID SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, MEASURED ON THE SAID SOUTH LINE OF THE NORTH 283 FEET OF SAID SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, AND THENCE EAST ON THE SOUTH LINE OF THE NORTH 283 FEET OF SAID SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13 TO THE POINT OF BEGINNING, A DISTANCE OF 132.45 FEET MORE OR LESS, IN COOK COUNTY, ILLINOIS.

NOW KNOWN AS:

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 10, 14, 15, 26, 27, 28, 29, 30, 31, 35, 37, 38, 39 AND OUTLOT 1 IN CHURCH STREET VILLAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF NORTHEAST

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1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2007 AS DOCUMENT NUMBER 0728303093, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF AFORESAID PARCEL 1 FOR INGRESS AND EGRESS, AS CREATED BY THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 0728303093 AND BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR THE CHURCH STREET VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NUMBER 0810548026 AND RE-RECORDED AS DOCUMENT NUMBER 0817116007 OVER, ACROSS AND UPON THE AREAS DESIGNATED THEREIN, IN COOK COUNTY, ILLINOIS.

Common address: 1613-1695 Church Street, Evanston, Illinois 60201

Permanent Index Numbers:

- 10-13-222-010-0000
- 10-13-222-011-0000
- 10-13-222-012-0000
- 10-13-222-013-0000
- 10-13-222-014-0000
- 10-13-222-015-0000
- 10-13-222-016-0000
- 10-13-222-017-0000
- 10-13-222-019-0000
- 10-13-222-023-0000
- 10-13-222-024-0000
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- 10-13-222-040-0000
- 10-13-222-044-0000
- 10-13-222-046-0000
- 10-13-222-047-0000
- 10-13-222-048-0000
- 10-13-222-050-0000

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DATED THIS DATE: April 2, 2014

THOMAS DART
Sheriff of Cook County, Illinois

By: Joshua Thomas #11024
Deputy Sheriff of Cook County, IL

Property of Cook County Clerk's Office

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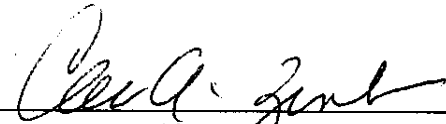
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said county, in the state of aforesaid, do hereby certify that Joshua Thomas 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.

Given under my hand and official seal, this APR 02 2014 day of April, 2014.

IMPRESS
SEAL
HERE

Commission expires _____, 20__.



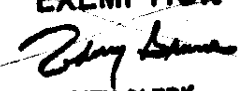
Notary Public
OFFICIAL SEAL
CARMEN A ZINKE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/27/15

PREPARED BY AND WHEN RECORDED MAIL TO:
Bryan E. Jacobson
CHAPMAN AND CUTLER LLP
111 West Monroe Street
Chicago, Illinois 60603

ADDRESS OF GRANTEE AND MAIL SUBSEQUENT TAX BILLS TO:
Monty Titling Trust 1
c/o Capital Crossing Servicing Company, LLC
99 High Street, 7th Floor
Boston, Massachusetts 02110

Exempt under Real Estate Transfer Tax Law
Sec. 200/31-45 Para L & Cook County
Ordinance Section 74-106 Para M

Date 4/4/14 Sign. Bryan Jacobson, agent

~~CITY OF EVANSTON
EXEMPTION

CITY CLERK~~

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STATEMENT BY GRANTOR AND GRANTEE

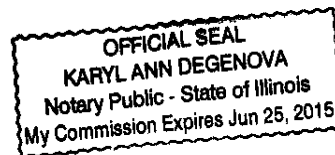
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 4, 2014

Signature: Bryan Jacobson, agent
Grantor or Agent

Subscribed and sworn to before me this
4 day of April, 2014.

Karyl Ann DeGou
Notary Public



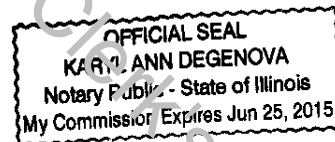
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: April 4, 2014

Signature: Bryan Jacobson, agent
Grantee or Agent

Subscribed and sworn to before me this
4 day of April, 2014.

Karyl Ann DeGou
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)